



DULWICH COMMUNITY COUNCIL - Planning -

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

PRESENT: Councillor Lewis Robinson (Chair)
Councillor Robin Crookshank Hilton (Vice-Chair)
Councillor James Barber
Councillor Toby Eckersley
Councillor Helen Hayes
Councillor Jonathan Mitchell
Councillor Michael Mitchell
Councillor Rosie Shimell
Councillor Andy Simmons

OFFICER Sonia Watson, Planning Officer
SUPPORT: Gavin Blackburn, Legal Officer
Michael Tsoukaris, Head of Design and Conservation
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

There were none.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following members declared interests in relation to the agenda items below:

Item 6.4 – 30 Seeley Drive, London SE21 8QR application number 11-AP-1007

Councillor Andy Simmons, personal and non prejudicial, as he wished to address the meeting in his capacity as a ward councillor.

Item 6.2 – 60 Dulwich Village, London SE21 7AJ application number 10-AP-3756

Councillor Robin Crookshank Hilton, personal and non prejudicial, as ward member.

Item 6.3 – 60 Dulwich Village, London SE21 7AJ application number 10-AP-3755

Councillor Robin Crookshank Hilton, personal and non prejudicial, as ward member.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were none.

An addendum report containing late amendments to the officer's report was circulated at the meeting.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 28 July 2011 be agreed as a correct record and signed by the chair subject to the amendment below:

The decision for item 6.2 - 6, Beauval Road, London SE22 8UQ planning application number 11-AP-3752 should include the applicant also requested a lighting study should be carried out before it is next determined.

6. DEVELOPMENT CONTROL ITEMS

6.1 21 GILKES CRESCENT, LONDON SE21 7PB

Planning application reference number 11-AP-1040

PROPOSAL:

Proposed ground floor front and rear extensions and associated works including a raised platform to the rear (Use Class C3).

The planning officer introduced the report and circulated site plans.

The officer drew Members' attention to the addendum report which contained late comments with regard to the application.

Members asked questions of the planning officer.

There were no objectors present.

The applicant addressed the meeting in support of the application.

There were no supporters present.

No members wished to speak in their capacity as ward members.

Members discussed the application.

RESOLVED:

That planning application 11-AP-1040 be approved subject to a revised condition 3 as outlined below:

Revised condition 3

The materials to be used in the implementation of this permission shall not be otherwise than as described and specified in the application and on the drawings hereby approved. In addition the glazing detail to the doors of the front extension shall match the original glazing details.

Reason:

To ensure the use of appropriate materials in the interest of the design and appearance of the building and the visual amenity of the area in accordance with Strategic Policy 12 - Design and Conservation, Strategic Policy 13 - High Environmental Standards of The Core Strategy 2011 and Saved Policies 3.12 'Quality in Design', 3.13 'Urban Design' and 3.16 'Conservation areas' of the Southwark Plan (2007).

6.2 60 DULWICH VILLAGE, LONDON SE21 7AJ

Members considered items 6.2 and 6.3 together as they related to the same site address.

Note: At this juncture Councillor Robin Crookshank Hilton sat in the public gallery and did not take part in the debate or decision.

Planning application reference number 10-AP-3756

PROPOSAL:

Demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation; internal alterations.

The planning officer introduced the reports and circulated site plans.

The planning officer drew Members' attention to the addendum report which contained late comments with regard to both applications.

It was noted that a site visit was attended by members of the community council.

Members asked questions of the planning officer.

A spokesperson for the objectors addressed the meeting on applications 6.2 and 6.3.

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

There were no supporters present at the meeting. All parties responded to questions from members.

At this point Councillor Robin Crookshank Hilton left the room.

Members discussed the application.

RESOLVED:

That planning application 10-AP-3756 be refused on the following grounds:

1. The proposed extension by reason of its footprint, scale and bulk would result in an incongruous addition, overwhelming the existing built proportions and removing significant gaps within the building. The proposal is considered out of character with the existing Grade II listed building and with the Dulwich Village Conservation Area.
2. The proposal is also considered contrary to Saved Southwark Plan policies: 3.2 Protection of amenity, 3.12 Quality in design, 3.13 Urban design, 3.15 Conservation and the historic environment, 3.17 Listed buildings, Strategic Policy 12 Design and conservation of the Core Strategy 2011, PPS 5 Planning and the historic environment and the Dulwich Village Conservation Area Appraisal.
3. The proposed extension by reason of the extensive use of glazing to the rear would result in an intrusive feature impacting on the residential amenity by reason of visual impact and privacy to the adjoining properties. The proposal is contrary to Saved Policy 3.2 Protection of amenity of the Southwark Plan and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

6.3 60 DULWICH VILLAGE, LONDON SE21 7AJ

Planning application reference number 10-AP-3755

PROPOSAL:

Demolition of late 20th century additions to allow the construction of a new extension to the side and rear at ground and lower ground floor levels to provide additional living accommodation.

RESOLVED:

That the planning application be refused on the grounds the proposed extension due to its width, bulk and detailed design would fail to relate sensitively and respect the period, style, detailing and context of this Grade II Georgian listed building contrary to Saved Policy 3.17 Listed Buildings of the Southwark Plan 2007, Strategic Policy 12 Design and Conservation of the Core Strategy and PPS5 Planning for the historic environment.

Note: At this point Councillor Robin Crookshank Hilton rejoined the meeting.

6.4 30 SEELEY DRIVE, LONDON SE21 8QR

Note: At this point Councillor Andy Simmons sat in the public gallery and did not take part in the debate or decision.

Planning application reference number 10-AP-1007

PROPOSAL:

Change of use of the ground floor from Class A1 retail to Class A5 takeaway, together with the installation of a new shopfront and the erection of ventilation ducting to the rear elevation.

The planning officer introduced the reports and circulated site plans.

The officer drew Members' attention to the addendum report which contained late comments with regard to both applications.

Members asked questions of the planning officer. Members noted the late objection that was circulated prior to the meeting.

No objectors were present.

The applicant was not present and no supporters were at the meeting.

Councillor Andy Simmons addressed the meeting in his capacity as ward member and then left the room.

Members discussed the application.

RESOLVED:

That planning application 11-AP-1007 be refused on the grounds:

1. The proposed use of the premises as a hot food takeaway and delivery service by virtue of the nature and level of counter sales compared with delivery would result in high numbers of people coming to the courtyard area around the square later on in the evening when the area was quieter resulting in increased levels of activity through people gathering, noise from people coming and going and potential for increased litter in the area.
2. As such the proposal would be contrary to Saved Southwark Plan Policy 1.9 Change of use within protected shopping frontages iii) and Policy 3.2 Protection of amenity and Strategic Policy 13 High environmental standards of the Core Strategy 2011.

The meeting ended at 9.45 pm.

CHAIR:

DATED: