



DULWICH COMMUNITY COUNCIL

MINUTES of the Dulwich Community Council held on Tuesday 25 June 2013 at 7.00 pm at Dulwich Grove United Reformed Church, East Dulwich Grove, London SE22 8RH

PRESENT: Councillor Helen Hayes (Chair)
Councillor James Barber
Councillor Robin Crookshank Hilton
Councillor Toby Eckersley
Councillor Lewis Robinson
Councillor Andy Simmons

OFFICER SUPPORT: Matt Hill (Public Realm Programme Manager)
Jay Daisi (Service Development Officer)
Kate Johnson (Senior Planning Policy Officer)
Fitzroy Lewis (Community Council Development Officer)
Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair Councillor Helen Hayes introduced herself as the new chair for the municipal year 2013–14 and welcomed councillors, members of the public and officers to the meeting.

Councillor Hayes thanked the outgoing chair Councillor Robin Crookshank Hilton for all the work she had done over the last year.

2. APOLOGIES

There were apologies from Councillors Michael Mitchell, Jonathan Mitchell and Rosie Shimell.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

The following member made a declaration regarding the agenda item below:

Agenda item 15 – Local parking amendments

Councillor Toby Eckersley, non pecuniary, withdrew himself from the meeting for a local parking amendment on Elmwood Road. It appeared that an objector had indicated that he had predetermined the decision of the scheme.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair gave notice and agreed to consider the following late and urgent items in the supplemental agenda:

- Item 7 – Community announcements and presentations
- Item 13 – Highways Capital Investment 2013 – 2014, amended Appendix 1
- Item 16 – New community infrastructure project list (CIPL) and CIL expenditure
- Item 17 – Sydenham Hills Woods – presentation from the Wildlife Trust.

5. MINUTES FROM THE PREVIOUS MEETING

RESOLVED:

That the minutes of the meeting held on 22 April 2013 be agreed as a correct record of that meeting and signed by the chair.

6. DEPUTATIONS/PETITIONS

RESOLVED:

That the deputation requests from local residents relating to the North Dulwich Triangle and the Herne Hill, Norwood Road traders be heard.

Deputation from local residents – North Dulwich triangle

The spokesperson addressed the meeting and explained that they were a group of residents that live on Elfindale Road, Red Post Hill and Frankfurt Road in the North Dulwich Triangle, which bounds between Herne Hill, Half Moon Lane, Red Post Hill and Sunray Avenue. The purpose of the deputation was to give their views on poor availability of on-street parking in that area and requested the council to carry out a consultation on a controlled parking zone in the streets listed above. The last consultation for this area took place in 2010, and residents were of the view that so much had changed since the last one that another consultation was justified.

The problem had become much worse due to the implementation of controlled parking zone on Hollingbourne Road and Holmdene Avenue, which had pushed the problem further into the roads where they live. The spokesperson said the increased use of the car parking facilities at Charter School, JAGs (James Allen Girls' School) and sports hall out of hours activities were not always sufficient. This has been a particular problem for families

that require the use of their car during the day or when they have to lock young children in the car whilst parents off load their shopping.

The spokesperson stated that Lambeth council were about to extend their controlled parking zone on the North side of Herne Hill so every road from Kings College Hospital down to Herne Hill station would have controlled parking which eventually would push the issue over to the other side of Southwark that has no control parking. She added that cars were parked on these roads for weeks on end or even months and appeared as if they did not belong to anyone that lived there.

The spokesperson's view was that people would have different opinions about paying to park outside their homes but the situation had become increasingly worse that paying to park would be a better option.

In response to questions from members, representatives of the deputation explained they carried out an informal survey, which involved sending fliers to residents on Elfindale Road. They confirmed that out of the 96 houses, they received 30 responses.

23 of the responses were in favour of a CPZ, 5 were against any form of controlled parking and the rest were undecided. The spokesperson said since the last consultation in 2010, 12 houses had changed ownership and those residents who previously were against controlled parking were now in favour of it, many of those residents were from Beckwith Road and Frankfurt Road. Members asked the spokesperson whether they would consider different parking schemes that could act as a traffic calming measure. The deputation said this proposal would not work because these roads were narrow.

RESOLVED:

That officers present a report on these proposals at the next community council meeting setting out how the problem could be tackled.

Deputation from Herne Hill Traders (Norwood Road)

The spokesperson for the deputation (chair of the Herne Hill Traders) addressed the meeting. He explained the traders had agreed unanimously that they would like to see the 30-minute (free parking) time limit extended along Norwood Road situated on the Southwark side parade of shops to one hour free parking. The Herne Hill Forum was also supportive of this proposal. He felt this was imperative for local businesses to survive especially in the current economic climate. He said people should be able to enjoy their shopping experience without having to rush around and more people should be encouraged to visit Norwood Road parade of shops.

Following questions from members, they felt that not all businesses along Norwood Road had objected to the 30-minute (free parking) time limit. In addition, members also felt that undertaking a further consultation (CPZ) could be expensive, not all shoppers that visited the shops in Norwood Road, some came by car, many shoppers lived locally and this may involve some displacement for car users.

After further debate, members of the community council agreed a motion.

RESOLVED:

That officers report on the procedures that would include a consultation for extending free parking time limit in Norwood Road.

The chair thanked the deputation for their presentations.

7. COMMUNITY ANNOUNCEMENTS AND PRESENTATIONS

Open House London Weekend 21 – 22 September 2013

The chair announced:

Open House Weekend across London on the weekend of 21 – 22 September 2013. This would be a great opportunity to visit lots of buildings which would be of architectural interest that would normally be closed to the public because they were private buildings.

The Friends of Kingswood House announced that as part of open house weekend Kingswood House, (Kingswood Estate, Seeley Drive, SE21 8QR) would be open to the public on Sunday, 22 September 2013 in the afternoon there would be a range of entertainment to enjoy at the house. The chair mentioned there would be other buildings in the borough that would be open to the public so she encouraged everyone to visit the website for more information.

Visit any [Southwark library](#) to pick up a programme, or go to the Open House [online listings](#) for Southwark events.

Topics for discussion at Dulwich community council

The chair announced:

As this was the first meeting of the municipal year, people should think about the topics they would to be discussed at the Dulwich community council meetings over the coming year.

Feedback forms were available at the meeting for people to complete and highlight any topics for discussion. The chair suggested people select at least one topic they would like to see on the agenda for community council meetings over the next year, as this would help construct the community council agendas that were of interest and important for this area.

Following feedback, the top five topics for discussion at community council were:

- Transport
- Education
- Regeneration
- Planning
- Health services (to include Dulwich Hospital).

Presentation from the Police

Inspector Richard Hynes, from the South West cluster (under the new local policing model arrangements) introduced himself at the meeting.

He explained that there would be an increased presence and activity with officers that work in the area. He said he had worked in Southwark for 13 years, was a family man and a cyclist, and so was keen to see the Velodrome promoted. Inspector Hines said his experience in the police force ranged from response policing, drugs and firearms work and neighbourhood policing.

He understood people had concerns about the new model relating to the closure of some police stations particularly East Dulwich police station. He explained that there were ways of the people contacting the police and there would be more police officers that were being deployed into neighbourhood policing so the new model could work effectively.

The chair stated there was a great amount of concern in the Dulwich area about the impact of the new policing model, that members had taken a keen interest in the changes and consultation process. Members felt that they should meet with the Borough Commander, three months into the new model to assess and review how things had progressed over that period.

8. CONCRETE HOUSE, LORDSHIP LANE SE15

Felicity Martin from the Heritage of London Trust spoke about the charity trust which helps restore old historic buildings and monuments to put back into community use.

The presenter talked about the restoration of Concrete House, 549 Lordship Lane a 19th century concrete house which was near to completion and had been a great success because of the achievement of those involved e.g. the council, local community groups and various individuals.

Charles Drake pioneered the design for concrete gothic buildings in 1800s. He initially worked with Joseph Tall who used a method to enable the walls of a building to be cast in concrete using a modular framework of shuttering and support to construct buildings. Charles established his own company and developed his method of cast features using metal

The House had suffered years of neglect and vandalism, and the previous owner wanted the building demolished hence the reason why it was left derelict for so long. As it was a grade II listed building, the council refused permission for its demolition. In 2010 the council issued a compulsory purchase order (CPO) that forced the owner to sell the property after years of neglect.

The Heritage of London Trust was asked to restore the building in 2012; which meant stabilising metal and bricks, undertaken by specialists involved in this sort of work.

The Heritage of London Trust completed the restoration and arrangements were in place to transfer 549 Lordship Lane over to Hexagon Housing Association for five affordable housing units. The Duke of Gloucester, a patron of the Heritage of London Trust, opened Concrete House on 13 June 2013.

In response to questions, the presenter explained the building adjacent to Concrete House was built illegally by the owner and had been subject to several planning enforcements that were appealed numerous times.

The presenter mentioned that not many of these gothic builds were around so the trust wanted to help organise an open day for Concrete House so people could view the property. For further details visit the Heritage of London Trust's website.

The chair thanked Felicity for attending the meeting.

9. WELFARE REFORM CHANGES - UPDATE AND FACT SHEET

Jay Daisi, service development officer spoke about his role and what the council were doing to understand the policy detail of all the changes to the welfare system and to the explain the impact this would have on the residents of Southwark.

This main aim was to raise awareness across the borough and engage with residents along side other network and advice agencies e.g. the Southwark legal advice network and citizens advice bureau.

Sally Causer, development manager from the Southwark Citizens Advice Bureau was at the meeting to highlight the following:

- Advice centres / offices were located in Peckham and Bermondsey and work closely with other advice agencies in Southwark, for example the Blackfriars advice centre and Southwark Law Centre.
- The welfare benefit systems would be going through the biggest change since it was introduced about 60 years ago and therefore the advice agencies want to raise awareness on these changes.
- The welfare changes might not affect all residents but it could affect friends or neighbours. It was important that people that were active in their communities had a clear understanding of what the changes were so it could be conveyed correctly to those affected.
- Housing benefit was one of the first changes that took place on the 1 April 2013. The regulations brought in by central government were that social housing tenants and housing association tenants would only get help with their rent based on the maximum number of bedrooms needed for their household known as bedroom tax or spare room subsidy – affects 5000 households in Southwark.
- There have been some exemptions to the housing benefit changes – for example, children with disabilities, students studying away from home or people that need an overnight carer.
- The advice services would help those affected by the housing benefit changes by assisting them to find a job through Job Centre Plus and Southwark works and to ensure those with disabilities are able to receive all benefits they are entitled to by

working with the CAB and Rightfully Yours.

- The advice given to the above would be to downsize and give up the spare unoccupied bedrooms would be to a smaller property even though there are not enough one bedroom properties, they could register through a scheme called Smart Move which could take up to 6 months for a property to become available.
- Another change that took place from the 1 April 2013 was the abolition of the council tax benefit – 24,000 people of working age in Southwark were affected by this. Each local authority had to devise their own scheme known as the council tax reduction (rebate) scheme whereby the maximum rebate a person would receive was 85%. In practice, each household that received council tax benefits would have to pay at least 15% of their council tax. This affects most people in Band C or D, which equates to paying an average of £120 a year.
- Another change from 1 April 2013 was the abolition of the social fund, crisis loans and community care grants. The social fund had been abolished and local authorities had to come up with their own scheme. Information leaflets that set out the new criteria on how people could apply were provided at the meeting. People were referred to the various food banks one of which was launched recently on the Kingswood Estate.
- Another change from the 10 June 2013 was the disability living allowance now called the personal independence allowance – this would be phased in over the next few years. It affects around 9,000 people in Southwark.
- The benefit cap came into affect in August 2013 to September 2013 and largely affects people living in private accommodation.
- The universal credit would come into affect in October 2013 – which means that the benefits system would be simplified.

Jay spoke about the support being provided to residents in Southwark and how they could assist people particularly those long-term unemployed to gain employment. This involved working with other network agencies, like the Blackfriars Settlement.

In response to questions, Jay confirmed that members could receive information ward by ward break down of those affected by the changes above. All changes and benefit payments based on acceptability would be reviewed yearly.

The chair thanked the speakers for their presentations.

10. DRAFT DULWICH SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Kate Johnson from the planning policy team gave an update on the consultation for the draft Dulwich supplementary planning document (SPD) which was initially presented to the Dulwich community council in January 2013.

The officer stated the SPD was a planning guidance for the Dulwich community council area and part of Peckham Rye ward. The document provided guidance on matters like conservation areas, appropriate types of new developments and the protection and

improvement of open spaces in Dulwich and part of Peckham Rye.

The Dulwich SPD would become a material consideration in the planning process once it was adopted. It would mean any developer that submitted a planning application to the council would have to take into account the planning guidance set out in the Dulwich SPD.

The consultation ran from January 2013 until 22 April 2013, previous consultations took place in 2004 and 2009. Kate mentioned the 2013 version was an update to the 2009 guidance. Officers propose to submit the draft Dulwich SPD to council's cabinet meeting in July 2013 for adoption. Workshops were held in 2009 and 2013, one of which was held at the Dulwich Picture Gallery it was well attended and useful discussions on the SPD took place.

Comments that came out of the consultation:

- Make the guidance clearer when different types of planning permission were required in conservation areas.
- Strengthening the guidance in relation to paving over front gardens and basement development.

Some of the main changes

- Updated the transport section to reflect that London overground services had recently been extended to Denmark Hill and Peckham Rye Stations.
- Updated the descriptions of the town centres because the retail study information was slightly out of date (based on 2009 data).
- Updated references to key development sites in Dulwich namely, Dulwich Hospital, Herne Hill Velodrome and the Dulwich Police Station site.

The following were included:

- Greater detail on the conservation areas in Dulwich and setting out a fact box which explains how to get conservation area consent.
- References about permitted development rights for property extensions.
- References and strengthen guidance about paving over front gardens.
- Additional text about sustainable transport and ensure there would be adequate parking provision for new developments outside the controlled parking zones.

It was noted that some of the other comments were considered as borough wide issues and were not appropriate for the Dulwich SPD. Kate mentioned that the saved policies on Southwark plan and core strategy would be reviewed / worked on later this year. The officer thanked those that took part in the consultation and announced the final Dulwich SPD would be published on the council's website five working days before the cabinet meeting on 16 July 2013.

The chair thanked the officer for her presentation.

11. PUBLIC QUESTION TIME

There were no public questions.

12. COMMUNITY COUNCIL QUESTION TO COUNCIL ASSEMBLY

The following community council question to council assembly was submitted and agreed at the meeting:

“Question on new local policing model, and the impact of this model three months into its new structure.

Dulwich community council would like an update on the review and effectiveness of the new model including on-going work which the council is doing to secure a fully functioning police base in Dulwich.”

A response to the question would be provided at the community council meeting in December 2013.

13. COMMUNITY COUNCIL HIGHWAYS CAPITAL INVESTMENT 2013/14

Note: This item is an executive function

Members considered the information in the report.

RESOLVED:

1. That the proposed scheme out of the selected schemes set out in Appendix 1 of the report be implemented.
 - Carver Road Carriage way (Village ward), estimated cost: £36,189
2. That the remaining schemes set out in Appendix 1 of the report be deferred so officers could consult with Members on the proposed schemes and provide feedback on alternative schemes in their ward.

14. LORDSHIP LANE 20MPH ZONE PROPOSAL (OBJECTION) REPORT

Note: This item is an executive function

Members considered the information contained in the report.

RESOLVED:

1. That the three objections received relating to the introduction of a 20mph zone in Lordship Lane between Melbourne Grove and Goose Green set out in Appendix 1 of the report be noted.
2. That those objections to the scheme set out in the Appendix 1 be rejected and implementation of the scheme (as originally proposed) be approved to make the relevant Traffic Management Order (TMO).
3. That officers are instructed to write to the objectors giving reasons for the decision.

15. LOCAL PARKING AMENDMENTS

Councillor Toby Eckersley excused himself from the meeting for the Elmwood Rd parking item so it would not appear as if he had predetermined the decision on this scheme.

Members considered the information in the report.

Note: This item is an executive function

RESOLVED:

1. That the following local parking amendments, detailed in the appendices of the report be approved for implementation subject to the outcome of any necessary statutory procedures:
 - Crystal Palace Road – installation of double yellow lines in front of entrance to Dulwich Leisure Centre and single yellow line in front of distribution depot (subject to officers further investigating the possibility of a reduction in double yellow line restriction on approach to the junction of East Dulwich Road).
 - Acacia Grove – installation of double yellow lines on bend in road opposite No.15.
2. That the local parking amendment (below) which is set out in the report and appendices be deferred as there were no Members from Village ward present to speak on the proposed scheme:
 - Elmwood Road
3. That the consultation, detailed in paragraphs 51 to 65 in relation to possible changes to parking arrangements in Dulwich Park be approved.

16. PROPOSED NEW COMMUNITY INFRASTRUCTURE PROJECT LIST (CIPL) AND CIL EXPENDITURE

Note: This item is an executive function

Members considered the information in the report.

RESOLVED:

That the following CIL list of projects be approved to replace the previous community project bank list:

- Renovation of Rosebery Lodge in Dulwich Park for community use
- New Police Station, with police base and front counter
- New Primary School in East Dulwich
- Fred Francis day centre reprovion
- Enlarge Dulwich library (MLA recomm. Twice size) East Dulwich Train Station upgrade (platform cover, access lighting)
- Expand local school play area and sports ground links (Greendale)
- Expand Dulwich Leisure Centre into adjoining buildings Open space improvements (Green Flag award) at Dawson's Heights
- Open space improvements in and around the hospital site
- Provision of play facilities on estates in College Ward
- Facilities for TRA halls in College Ward
- Improved facilities in Long Meadow
- Improved facilities in Belair Park
- Crystal Palace Park
- Upper Norwood Joint Library
- Improved cycle lane provision across the three Dulwich wards
- Accessibility improvements at West Dulwich and Sydenham Hill rail stations
- Outdoor space improvements at Langbourne Primary School
- Outdoor space improvements at Goodrich Primary School
- The provision of safe pedestrian crossing facilities at the junction Lordship Lane and Dulwich Common
- Provision of community activities on the site of the former Grove public house on Lordship Lane
- Kingswood House
- Restoration of St Peter's Church and hall on Lordship Lane
- Crystal Palace transition towns Sustainable Energy Co-operative
- Public realm improvements around Forbes Court and Gould Court
- Provision of new speed cameras on major roads in College Ward, including Lordship Lane, South Croxted Road, Thurlow Park Road and Sydenham Hill, Barry Road, East Dulwich Road, East Dulwich Grove, Croxted Road, Half Moon Lane and Gallery Road

17. SYDENHAM HILL WOODS

Daniel Greenwood from the Wildlife Trust and site manager for Sydenham Hill Woods talked about the woods which have been managed by volunteers for about 30 years.

During Daniel's presentation he outlined:

- The woods had public access and were attended by thousands of visitors each year particularly on Sundays, and opened 24 hours a day.
- The volunteers managed the site for wildlife, enriched in wild flowers and plants.
- The Wildlife Trust had a good working relationship with other woodlands and open spaces in the borough funded by the council.
- The same volunteers at Sydenham Hill Woods helped out at least two days a week at Dog Kennel Woods and Greendale.

In response to questions, the presenter confirmed that Sydenham Hill Woods did not have a conservation development plan or woodland maintenance contract. The presenter explained the trust were in discussion with the Dulwich Estate about a development management plan for the woods.

The chair thanked Daniel for his presentation.

The meeting ended at 9.45 pm.

CHAIR:

DATED: