

Planning Committee

MINUTES of the Planning Committee held on Monday 27 July 2020 at 6.30 pm.

PRESENT: Councillor Martin Seaton (Chair)
Councillor Kath Whittam (Vice-Chair)
Councillor Barrie Hargrove
Councillor Darren Merrill (Reserve)
Councillor Adele Morris
Councillor Damian O'Brien
Councillor Jason Ochere (Reserve)
Councillor Cleo Soanes

**OTHER MEMBERS
PRESENT:** Councillor Peter John
Councillor Sarah King

**OFFICER
SUPPORT:** Simon Bevan (Director of Planning)
Jon Gorst (Head of Regeneration & Development Team, Legal Services)
Tara Quinn (Head of Parks and Leisure)
Yvonne Lewis (Group Manager Strategic Applications Team)
Michael Tsoukaris (Group Manager Design & Conservation)
Alistair Huggett (Planning Projects Manager)
Catherine Jeater (Team Leader - Design and Conservation)
Alex Oyebade (Team Leader Transport Policy)
Wing Lau (Planning Team Leader)
Liam Bullen (Tree Preservation Order Surveyor)
Roy Fox (Principal Environmental Protection Officer)
Neil Loubser (Senior Planning Officer)
Jon Best (Ecology Officer)
Gerald Gohler (Constitutional Officer)

1. APOLOGIES

There were apologies for absence from Councillors Margy Newens and Catherine Rose.

2. CONFIRMATION OF VOTING MEMBERS

Those members listed as present were confirmed as the voting members for the meeting.

3. NOTIFICATION OF ANY ITEMS OF BUSINESS WHICH THE CHAIR DEEMS URGENT

The chair gave notice of the following additional papers which were circulated before the meeting, as part of Supplemental Agendas No.1 and No.2:

- Addendum report relating to item 6.1
- Members pack relating to items 6.1.

4. DISCLOSURE OF INTERESTS AND DISPENSATIONS

There were none.

5. RELEASE OF A TOTAL OF £300,000 OF S106 MONIES FOR THAMES PATH IMPROVEMENTS

At this point Councillor Jason Ochere lost connection and the meeting was adjourned from 6.47pm to 6.50pm, at which point Councillor Ochere's connection had been restored.

The meeting heard the officer's introduction to the report. Members asked questions of the officers.

RESOLVED:

That the release of funds totalling £300,000 from the listed unilateral undertaking associated with the Thames Tideway Tunnel development towards the delivery of Thames Path improvements in the vicinity of the Dickens Estate be agreed, on condition that the finalised projects are brought back to planning committee for final approval.

6. DEVELOPMENT MANAGEMENT

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports included in the agenda be considered.
2. That the decisions made on the planning applications be subject to the conditions and/or made for the reasons set out in the reports unless otherwise stated.
3. That where reasons for decisions or conditions are not included or not as included in the reports relating to an individual item, they be clearly specified.

6.1 DULWICH HAMLET FOOTBALL CLUB, EDGAR KAIL WAY, LONDON SE22 8BD AND NEIGHBOURING ARTIFICIAL PITCH AT GREENDALE

Planning application number: 19/AP/1867

PROPOSAL

Redevelopment of the Dulwich Hamlet Football (Champion Hill) Stadium, including the demolition of existing buildings, and use of land at Greendale, to provide:

- *the erection of a new stadium with relocated playing pitch with associated floodlighting and boundary treatment, and part two-part three storey clubhouse building with sports and leisure facilities, with capacity for 4,000 spectators (Use Class D2);*
- *the construction of a multi-functional kickabout space and associated boundary treatment;*
- *the erection of a series of buildings between four and six storeys in height to provide 219 residential dwellings, (Use Class C3);*
- *associated car parking, cycle parking, refuse storage and access road;*
- *the widening and greening of a public route with associated hard and soft landscaping; and*
- *the relocation of telecommunications equipment and re-provision of the substation together with plant and equipment.*

The committee heard the officer's introduction to the report and addendum report. The officer drew members' attention to two additional conditions regarding the hours of use of the stadium building and associated facilities, and regarding the Thames Water phasing plan. These conditions were in the main report, but had not been picked up in the draft decision notice. Members of the committee asked questions of the officers.

At 8.03pm Councillor Jason Ochere lost connection, upon which the meeting adjourned until 8.12pm to allow Councillor Ochere to re-establish his connection.

A spokesperson for the objectors addressed the meeting, and representatives of the objectors answered questions put to them by members of the committee.

The applicant's representatives addressed the committee, and answered questions from the committee.

At 9.27pm Councillor Darren Merrill lost connection, upon which the meeting adjourned until 9.37pm when connection with all councillors had been restored.

A representative of supporters of the application who lived within 100 metres of the development site addressed the meeting and answered questions put by members of the committee.

Councillor Peter John addressed the meeting in his capacity as a ward councillor. Both he and his ward colleague, Councillor Sarah King, then answered questions put by the committee.

The committee put further questions to the officers and discussed the application.

A motion to grant the application was moved, seconded, put to the vote and declared carried.

RESOLVED:

1. That planning permission be granted, subject to:

- The recommended planning conditions, as set out in the report and addendum report, and including two additional conditions:
 - One stipulating that the hours of use of the approved stadium building and associated facilities be limited to the hours of 08:00 to 22:30 Mondays to Saturdays, and to 08:00 to 20:30 on Sundays.
 - One pertaining to the Thames water phasing plan and requiring that there shall be no occupation beyond the 99th dwelling until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or- a development and infrastructure phasing plan has been agreed with Thames Water to allow additional development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation of those additional dwellings shall take place other than in accordance with the agreed development and infrastructure phasing plan.
- The applicant entering into an appropriate legal agreement by no later than 31 January 2021;
- Referral to the Mayor of London.

2. That in the event of the legal agreement not having been entered into by 31 January 2021, the director of planning be authorised to refuse planning permission, if appropriate, for the reasons set out in paragraph 474 of the report.

The meeting ended at 11.47pm.

CHAIR:

DATED: