



COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Planning Meeting

(Minutes to be formally agreed at the next meeting)

Minutes of Dulwich Community Council Planning meeting on Thursday April 9 2009 at 7.00pm held at Dulwich Library, 368 Lordship Lane, London SE22 8NB

Present

Councillor Nick Vineall (Chair)
Councillors, Robin Crookshank Hilton (Vice Chair), Toby Eckersley, Kim Humphreys, Michelle Holford, Jonathan Mitchell and Lewis Robinson.

1. Introduction and welcome by the Chair

The Chair introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs, James Barber, Lewis Robinson and Richard Thomas

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Items of business that the Chair deems urgent

There were no urgent items however the chair agreed to accept the addendum report for Members to note and consider the late observations, consultation responses information and revisions.

5. Minutes of the previous meeting (see pages 4 – 7)

Minutes of the planning meeting held on March 19, 2009 was agreed as an accurate record of the proceedings which the chair signed.

Recording of Members' votes

Council Procedure Rule 1.9 (4) allows a Member to record her/his vote in respect of any Motions and amendments.

Such requests are detailed in the following Minutes. Should a Member's vote be recorded in respect to an amendment, a copy of the amendment may be found in the Minute File and is available for public inspection.

The Community Council considered the items set out on the agenda, a copy of which has been incorporated in the Minute File. Each of the following paragraphs relates to the item bearing the same number on the agenda.

6. DEVELOPMENT CONTROL (see pages 9 – 31)

RESOLVED:

1. That the determination of planning applications, or formal observations and comments, the instigation of enforcement action and the receipt of the reports on 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 attached reports unless otherwise stated.
3. That where reasons for the decision or condition are not included in the report relating to an individual item, that they be clearly specified.

Item 6/1 – Recommendation: grant – Chapel Cottage, 14 Gallery Road, London SE21 7AD (see pages 15 – 21)

Proposal: Change of use from residential to B1 office accommodation associated with the Dulwich Picture Gallery.

The planning officer introduced the report and drew Members' attention to the addendum which made to alterations to paragraph 22 of the officer's report and to the alteration of condition 2.

The planning officer responded to questions from Members.

No objectors were present.

Neither the applicant or applicant's agent were in attendance.

A representative from the Dulwich Society spoke with the chair's agreement to say that he was in favour of the application and he hoped the development would be brought up to an acceptable standard.

The Chair expressed concern around the loss of residential accommodation, other Members felt that given the increased work currently been undertaken by the Gallery provided wider benefits to the community and that the loss of this ancillary residential accommodation would be justified.

It was agreed that the suggested condition which would require the applicant to either cease operation after 5 years or reapply would be the best way to allow the Council to retain control over the future use of the building.

RESOLVED: That planning permission be granted subject to alteration to Condition 2.

Item 6/2 – Recommendation: grant – 39 Alleyn Road, London SE21 8AD
(see pages 22 – 31)

Proposal: Demolition of an existing two storey single family home and the selective removal of trees and landscaping, to facilitate the construction of a new 2 storey dwelling, with 3 storey rear projection and accommodation in the roof, with two rear dormers and roof lights, accommodating 5 bedrooms, rear balcony and double garage, to be utilised for a family dwelling.

The planning officer introduced the report, addendum and circulated plans of the scheme. It was noted that a further letter was submitted by an objector reiterating an earlier objection.

The planning officer responded to questions from Members.

Representations were heard from three objectors – a representative from the Dulwich Society and local residents who both live in Alleyn Park.

The objectors' concerns related to the increased bulk of the building and the impact upon the privacy of adjoining residents due to the position of a large first floor rear balcony.

Members felt that the proposed building was overly large for the plot that it sat in and had some sympathy with the objectors concerns over the loss of privacy despite the proposed screening.

RESOLVED: That planning permission be refused for the

following reason:

The proposed dwelling by reason of its continuous height, extensive depth and overall bulk and mass would result in a loss of visual amenity and is considered inappropriate to the local context. Further the expanse of glazing and balcony to the rear would result in a loss of privacy to the adjoining residential properties. As such the proposal is considered contrary to Policy 3.2 Protection of Amenity, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007 and the Residential Design Standards Supplementary Planning Guidance (2008).

The meeting closed at 8.45 p.m.

CHAIR:

DATE: