



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 March 19 2009 at 7.00pm held at Kingswood House, Seeley Drive, London SE21 8QR

Present

Councillor Nick Vineall (Chair)

Councillors, Robin Crookshank Hilton (Vice Chair), Toby Eckersley, Jonathan Mitchell and Lewis Robinson.

1. Introduction and welcome by the Chair

Councillor Nick Vineall 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, Kim Humphreys, Michelle Holford and Richard Thomas

3. Disclosure of Members' interests and dispensations

The chair announced that the applicants for item 6/1, 120 Court Lane attended his ward surgery. Cllr Vineall received legal advice and agreed to step down as chair for this item.

4. Urgent Items

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

Minutes of the planning meetings held on December 11 2008 and January 14 2009 were agreed as accurate records 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 16 – 41)

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 – 120 Court Lane, London, SE21 7EA (see pages 22 – 32)

Cllr Vineall stood down as Chair and Cllr Crookshank Hilton (vice chair) presided over the meeting whilst this item was considered.

Proposal: Extension of basement plan area and new rear extension/garden room over, new entrance porch, alterations to first floor rear windows and facade, two new dormers and one rooflight to rear elevation, removal of door and window at ground floor side elevation and installation of a new window, replacement of existing dormer to side elevation, installation of two rooflights and alterations to the roof form. (Re-submission)

The planning officer introduced the report and attention drawn to the changes in the addendum which refers to a further letter via email from the objector at 118 Court Lane.

Members noted amendments to paragraph 36 ‘... one letter of support and four letters of objection have been received...’ and paragraph 58 of the officer’s report.

Members sought clarification on the current planning guidance on rear extension given in the SPD. Officers advised that the wording used said usually 3 metres, but this should be looked at on a site specific basis, reference was made to a recent appeal decision to a house in Frank Dixon Way where officers had refused permission for an extension 5.3 metres deep across the full width of the house and permission was granted on appeal.

Members also raised concern about the loss of a weeping ash tree and asked about replacements. They were advised that condition 5 dealt provided for the provision of 3 semi mature weeping ash specimens.

Representations were heard from objectors. The first objector, representing the Dulwich Society who spoke about the proposed development – stating it was essentially 2 storey with the basement and ground floor elements. Concern was expressed on the impact the proposal would have on the amenity of the adjoining house at 118 Court Lane.

The second objector (118 Court lane) mentioned overlooking and loss of privacy.

The applicant and applicant’s agent were present to address the meeting and respond to Members’ questions.

Members discussed other elements of the scheme such as the front door and the proposed materials. It was noted that there was no overriding reason to withhold permission and that subject to a condition on planting on the boundary with 118 and a note on the brick work over the door, that permission should be granted.

RESOLVED: That planning permission be granted with an additional condition on landscaping between the application property and 118 Court Lane and note on the brickwork over the rear garden door. It was also agreed that the neighbour at 114 Court Lane shall be consulted on the application to discharge the condition.

Cllr Vineall resumed his position as Chair.

**Item 6/2 – Recommendation: grant – 112 Court Lane, London, SE21 7EA
OPS** (see pages 33 – 41)

Proposal: Single storey rear extension to detached property with hard landscaped terrace stepping down to garden.

The planning officer introduced the report, addendum and circulated plans of the scheme.

Representations were heard from an objector (114 Court Lane) who spoke in support of the revision but expressed concerns over the new openings within the existing building out onto the patio and the side opening door of the proposed extension. The objector mentioned that this could lead to additional noise, loss of privacy and potential drainage problems to her property.

The applicant was present and the applicant's agent addressed the meeting. The agent advised Members that in seeking approval from the Dulwich Estates they had been requested to leave a gap between the patio and the boundary fence of 114 to carry out some planting.

The Dulwich Society spoke in support of the application.

RESOLVED: That planning permission be granted subject to an additional condition. It was also agreed that the neighbour at 114 Court Lane be consulted on the application to discharge the condition.

The meeting closed at 9.00 p.m.

CHAIR:

DATE: