



COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Planning Meeting

Draft Minutes of Dulwich Community Council Planning meeting held on Wednesday 9 November 2005 at 7.00pm at Christ Church, 263 Barry Road, SE22

Present

Councillors Toby Eckersley (Chair), Charlie Smith, Lewis Robinson (Vice Chair), and Sarah Welfare.

Also Present

Councillors, David Bradbury and Michelle Pearce (ward members)

1. Introduction and welcome by the Chair

Cllr Eckersley introduced himself and Members of Dulwich Community Council, officers and welcomed people to the meeting.

2. Apologies

Apologies for absence were received on behalf of Councillors Kim Humphreys, Norma Gibbes and William Rowe.

3. Disclosure of Members' interests and dispensations

Councillor David Bradbury declared a personal non-prejudicial interest in respect of all the items on 19 Village Way, SE21 because of his involvement with matters that were raised by those living in surrounding properties and constituents in his ward. He informed the meeting that he would be speaking in his capacity as a Ward Councillor.

Members of the Committee also that noted as a result of Councillor Bradbury receiving legal advice, he would not be serving as a voting member on this occasion.

Councillor Michelle Pearce declared the same interest stated that she has also been involved in discussions with neighbouring residents concerning 19 Village Way and would therefore be making representations as a Ward Councillor.

4. Urgent Items

There were none.

5. Minutes of meeting of 13th July 2005

RESOLVED: That the Minutes of the meeting held 13 July 2005 be agreed as an accurate record of the proceedings and were signed by the Chair.

Recording of Members' votes

Council Procedure Rule 1.17 (5) 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

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.

7. Development Control Items

Item 1/1 and 1/2 Full Planning Permission and Listed Building Consent – Rear of 19 Village Way, London SE21 7AN

The Committee considered above items in conjunction with each other.

Proposal: Construction of a new boundary wall.

The Planning Officer (Sonia Watson) introduced the report and recommended that planning building consent be granted.

Members asked questions of the Planning Officer.

Representations were made from the Objectors ((Peter Flaherty/Simon Pimblett) who explained that the garden is overgrown and has not been maintained by the present owner. The second objector suggested that Members undertake a site visit before making a determination and that the rebuilding of the wall could have a detrimental impact.

Representations were made from the Ward Councillors who recommended that the application be deferred until such time the applicant addresses the concerns highlighted above.

It was noted that the applicant was not present.

RESOLVED: That both applications be deferred in order to receive further information on the tree preservation order and future maintenance on the patch of land to establish whether relevant planning consideration could be given. In addition to seek clarification concerning the open setting of garden particularly giving regard to the proposed height of wall.

The Planning Officer agreed to write to applicant requesting information on both accounts.

Items 1/3 and 1/4 - Full Planning Permission and Listed Building Consent – Rear of 19 Village Way, London SE21 7AN

The Committee considered the above items in conjunction with each other.

Proposal: Rebuilding of part of existing boundary wall fronting Red Post Hill to include construction of new vehicular and pedestrian access gate onto Red Post Hill.

The Planning Officer (Sonia Watson) introduced the report and circulated plans. The Officer made reference to the planning application appeal's decision.

The Officer also drew members' attention to the objections that were raised which stated that the proposed development would be out of keeping and felt it would be more appropriate for the wall to undergo some form of restoration.

Members asked questions on the following:

- Whether the proposed pedestrian access is compliant with policies relating to the conservation area.
- The possibility of installing a gate and whether enforcement action could be taken if the developer decides to demolish the wall.

The Planning Officer responded to Members' and made reference to paragraph 3.8.2 of the Dulwich Village conservation area document in relation the boundary wall listed building status.

The Committee heard representations from the objectors (Peter Flaherty/Simon Pimbett) and Ward Councillors.

Concerns were raised by the objectors about the appearance of the wall, what would be built in its place if boundary wall is demolished and continued problems of vandalism.

It was noted that the applicant was not present.

Adjournment

At 8.15 p.m. it was moved seconded and

RESOLVED: That the meeting be adjourned for three minutes to reconvene at 8.18 pm.

The meeting further debated on this item and Members concluded their decision.

RESOLVED: That the proposed development relating to both applications 1/3 and 1/4 - rebuilding of existing boundary wall fronting Red Post Hill be refused on the grounds that it is not compliant with policy E.4.3 of the Southwark's adopted UDP (unitary development plan), which states that the design would not enhance the Conservation Area.

8. Closing Comments by the Chair

The Chair thanked everyone for attending and closed the meeting at 9:35pm.

Chair:

Date: