



**COMMUNITY COUNCILS**  
A voice for your community



# **Dulwich Community Council**

## **Planning Meeting**

Draft Minutes of Dulwich Community Council  
Planning meeting held on Tuesday 21st June 2005  
at 7.00pm at Christ Church, 263 Barry Road, SE22

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### **Present**

Councillors Lewis Robinson (Vice Chair), David Bradbury, Sarah Welfare and Charlie Smith

### **1. Introduction and welcome by the Chair**

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

### **Apologies**

Apologies were received from Cllrs Toby Eckersley (Chair), William Rowe, Norma Gibbes Michelle Pearce, Kim Humphreys

### **3. Disclosure of Members' interests and dispensations**

There were none.

### **4. Urgent Items**

There were none although Cllr Robinson informed those present there were addendum reports available.

### **5. Minutes of meeting of 21<sup>st</sup> February 2005**

These had been previously circulated and agreed as an accurate record; they 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 Committee 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 4 - 7)

**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-** Full Planning Permission – Sir Ernest Shackleton PH, 122 Bowen Drive, London SE21

**Proposal:** Demolition of public house and erection of a three storey building to provide 10 flats together with 7 car parking spaces, cycle parking, garden areas and landscaping.

Alison Brittain, Planning Officer, introduced the report and circulated plans. There was a late amendment to the plans – there would not be a terrace on first floor, only a sill.

The application was recommended for approval, subject to accompanying conditions listed in the draft recommendation.

Members asked questions and sought clarification on certain aspects of the application.

The Planning Officer answered questions.

Cllr Robinson asked if there were objectors present at the meeting.

The Chair of KETRA spoke against the application.

Cllr Bradbury clarified that the planning application had been submitted by Heritage Pub Company Trading Limited and not the council.

The applicant's agent, Mr Malcolm Kemp, was present and addressed the meeting.

Members asked questions of applicant's agent

A supporter, living in Bowen Drive, of the application was present and spoke in favour of the site being redeveloped.

There were no ward councillors present to speak on the application.

Members debated the application.

Cllr Bradbury moved to refuse the application on grounds that the application does not comply with existing or proposed UDP. The development would put pressure on transport infrastructure, other local amenities, services and facilities

Cllr Smith seconded the motion.

**RESOLVED:** to refuse planning permission for the following reasons:

The proposed block of flats, by reason of its excessive density, is considered to be a form of development which is out of character with the surrounding types of housing development, which are either blocks of flats set in generous grounds or two storey dwellings with gardens. As such, the proposal would lead to an overintensive use of the site in terms of activity resulting in a loss of amenity to neighbours. The proposal is therefore contrary to Policy H.1.7 (Density of New Residential Development) and Policy E.3.1 (Protection of Amenity) of the Southwark Adopted Unitary Development Plan (1995) and Policy 4.1 (Density of Residential Development) and Policy 3.2 (Protection of Amenity) of the Southwark Plan (Revised Draft) (February 2005).

**Item 1/2** – Full Planning Permission – 115 Alleyn Park SE21

**Proposal** Erection of a two storey rear extension, single storey extensions to the side and front, and a loft conversion with dormer window to rear and rooflights to side roof slopes, to provide additional accommodation to existing dwelling house

There was a correction to the report - para 3.2 should read “site does fall within a conservation area....”

Alison Brittain, Planning Officer, introduced the report and circulated plans. It was reported the Conservation Officer found the proposals acceptable. The application was proposed for approval with accompanying conditions.

Members did not ask questions at this point.

There were no objectors present.

The applicant’s agent was present and found the conditions acceptable.

Members asked questions.

No supporters were present.

No ward councillors were present to speak on the application.

Councillor Bradbury moved to grant planning approval.

Cllr Welfare: seconded the motion.

**RESOLVED:** to grant full planning permission as per recommendation with conditions.

**Item 1/3** – Full Planning Permission – Herne Hill School, 127 Herne Hill SE24

**Proposal** Erection of two storey rear extension to existing school building [The Mulberry Building] to provide additional nursery classroom and additional storage area.

Alison Brittain, Planning Officer, introduced the report and drew attention to the objectors' points. Some of these were not planning issues. The design is in keeping with rest of school. The application was proposed for approval with accompanying conditions.

Members asked questions.

Geraldine Ward was present to represent objectors.

Members asked questions.

The applicant was present and spoke on the application.

Members asked questions.

Mr Callister-Radcliffe addressed the meeting as a supporter of the application.

No ward councillors were present to speak on the application.

Members debated the application.

Councillor Robinson moved to grant planning approval. Requested applicant bear in mind (non planning) issues raised by local residents' concerns on parking, Safer Routes to Schools issues and size of pupil numbers.

Cllr Bradbury: seconded the motion.

**RESOLVED:** to grant full planning permission as per recommendation with conditions.

**Item 1/4** – Full Planning Permission – 47 Wood Vale SE22 (part of rear garden fronting Melford Road)

**Proposal** Demolition of existing pre-fabricated garage and construction of two dwelling houses with associated amenity space

Alison Brittain, Planning Officer, introduced the report. A planning application for the same address had been presented to Dulwich Community Council Planning meeting on 21 December 2004. The current application has different designs. Further objections were given in the supplemental report. The application was proposed for approval with accompanying conditions.

Members asked questions.

There were no objectors present.

The applicant's agent was present and spoke on the application.

Members asked questions.

There were no supporters of the application present at the meeting.

No ward councillors were present to speak on the application.

Members debated the application.

Councillor Bradbury moved to grant planning approval.

Cllr Welfare: seconded the motion.

**RESOLVED:** to grant full planning permission as per recommendation with conditions.

## **7. Closing Comments by the Chair**

The Chair closed the meeting and announced there would be a short break before the special meeting opened. The meeting closed at 9.05pm.

**Chair:**

**Date:**