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Minutes will be formally agreed at the next meeting if accurate

Dulwich Community Council Planning Meeting

Minutes of Dulwich Community Council Planning meeting held on Thursday November 29, 2007 at 7.00pm held at Southwark Town Hall, Peckham Road, SE5 8UB

Present

Councillor Nick Vineall (Chair)

Councillors, Michelle Holford (Vice Chair), James Barber, Toby Eckersley, Robin Crookshank Hilton, Kim Humphreys, Lewis Robinson and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Nick Vineall welcomed people to the meeting.

2. Apologies for absence

Apologies for absence were received on behalf of Councillors, Jonathan Mitchell. An apology for lateness was submitted on behalf of Councillor Michelle Holford.

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Urgent Items

There were none.

5. Minutes of meeting on Monday 22 October 2007 (see pages 6 – 12)

The Minutes of the planning meeting held on October 22, 2007 were agreed as an accurate record of the proceedings and were signed by the chair.

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 13 – 47)

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.

6. Development Control Items:

The chair agreed to consider the planning items in the varied order below:

Item 6/1 – Recommendation: grant – 24 Mount Adon Park, London SE22 0DT (see pages 18 – 24)

Proposal: Resubmission of 05-AP-0275 permitted 25/04/05 for a new flat roofed studio building in front garden including, A) Minor amendment to floor plan, B) Windows at rear to allow for ventilation, C) Minor increase in height - 21cms at front and 14 cms at rear.

The planning officer introduced the report, circulated site plans and responded to questions from Members.

The applicant was present and responded to concerns raised about the use of the studio and the provision of a shower. The applicant clarified that the

structure is to be used solely in conjunction with the existing dwelling house and would not be used as a separate unit.

RESOLVED: That detailed planning permission be granted subject to conditions.

Item 6/3 – Recommendation: grant – 1 Melbourne Grove, London SE22 8RG
(see pages 34 – 41)

Proposal: Erection of a new second floor to provide additional residential accommodation in association with existing single dwelling house, together with external alterations to the building (06-AP-0249).

The planning officer introduced the report, circulated site plans and responded to questions.

Representations were heard from an objector who outlined that the information in the report was factually wrong, that there were windows on the rear back addition of no. 2 and the distances given seemed incorrect.

The objector also stated the extension would increase overlooking and be imposing as these first buildings along Melbourne Grove were not meant to be built as high as the other buildings on the road. Concerns were also raised about the quality of accommodation explaining that it would be unsatisfactory due to the small amenity space.

The applicant and applicant's agent were not present at the meeting.

RESOLVED: That planning permission be granted subject to conditions.

Item 6/4 – Recommendation: grant – 6 Ardbeg Road, London SE24 9JL
(see pages 42 – 47)

Proposal: Construction of a single storey garden studio to be situated in the rear garden of no.6 Ardbeg Road for the sole use of the occupiers of flat no.2 adjacent to the boundary with no. 8 Ardbeg Road.

The planning officer introduced the report, circulated site plans and responded to questions from Members. The officer explained that the proposal was a reduced version of an earlier scheme and would not have an negative impacts on neighbours.

No objectors were present.

Cllr Eckersley queried whether noisy uses within the structure would normally be dealt with by condition. Officers advised that a condition had been added to ensure that the use was ancillary to the existing structure and that any noise nuisance would be dealt with by Public Protection.

The applicant addressed the meeting

RESOLVED: That planning permission be granted.

Item 6/2 – Recommendation: grant – 171 – 173 Crystal Palace Road, London SE22 9EP (see pages 25 – 33)

Proposal Three new single floor extensions on the west, north and east elevations with a pitched roof to match existing including a new entrance, additional play areas, an office, a staff room and secondary rooms. Interventions in the existing building 8 new rooflights, demolition and new building of some interior walls. All in connection with increased accommodation for existing nursery.

The planning officer introduced the report and circulated site plans.

Members queried the amount of open space remaining once the extension had been built. The planning officer explained that there was a substantial amount of land to the rear of the site not shown on the plan but clear from the OS extract at the front of the report. One objection was received from a resident complaining about parking difficulties on the road.

The design of the building was raised as a concern by some Councillors as it was felt that some design advice would be helpful.

RESOLVED: That the planning application be deferred so that the design team could comment on the scheme and the architect be advised to attend the DCC planning meeting to the explain the rationale behind the design.

7. Any Other Business

The meeting closed at 8.25pm

CHAIR:

DATE: