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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 Tuesday January 15, 2008 at 7.00pm held at Dulwich Library, 368 Lordship Lane, London SE22 8NB

Present

Councillor Nick Vineall (Chair)

Councillors, 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 those that were present at the meeting.

2. Apologies for absence

Apologies for absence were received on behalf of Cllrs, Jonathan Mitchell and Michelle Holford.

3. Disclosure of Members' interests and dispensations

Cllr Robin Crookshank Hilton declared a non personal prejudicial interest concerning item 6/4, stating that she attended a site meeting with Network Rail.

4. Urgent Items

The chair agreed to accept supplementary agenda item 6/4, North Dulwich Railway Station, Red Post Hill, SE21 7BX as late and urgent.

5. Minutes of meetings on 29 November and 10 December 2007

(see pages 6 – 13)

The minutes of the planning meetings held on 29 November 07 and 10 December 07 were both approved as accurate records of the proceedings subject to a minor amendment to the 10 Dec minutes. Cllr Crookshank Hilton withdrew from the meeting and did not speak on item 6/2, 161 Lordship Lane. The chair signed the minutes.

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 14 – 50)

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 following order:

Item 6/4 – Recommendation: grant listed building Consent – North Dulwich Railway Station, Red Post Hill, London SE21 7BX
(see pages 40 – 50)

Proposal: Demolition of existing road bridge superstructure and replace with new [precast concrete] superstructure. Removal of parapet between two central pilasters on Red Post Hill over bridge.

The planning officer drew Members attention to the addendum report and additional information comprising of a letter of objection from 48 Red Post Hill and officer comments on the revised plans.

During questions Members asked for clarification on the derogation. The officer explained that Network Rail could seek an exemption so that the parapet detail remains the same and the recess in the brickwork could be increased.

A spokesperson for the objectors - a resident from Red Post Hill Residents' Cttee spoke against the application mainly in terms of the traffic implications.

Members were advised that the application for Listed Building Consent could not take into account traffic issues raised by objectors.

The applicant (from Network Rail) was in attendance to make representations at the meeting. Members questioned the applicant concerning the reasons for the small recess and parapet detail. The applicant explained that this was to prevent people from walking across the parapet.

- RESOLVED:**
1. That listed building consent be granted but requested that additional notes be placed on the decision notice.
 2. The following information was also noted:
 - (i) The applicant should in consultation with the Council's Conservation and Design officer investigate the possibility of carrying out the following additional work;
 - a) painting the heraldic devices on the railway side of the bridge and
 - b) recessing the brick panels on the railway side of the bridge
 - (ii) The applicant is advised that the Council accept the relevant health and safety requirements for the scheme and do not consider it necessary to seek a derogation for any variation to the proposed works.

Item 6/1 – Recommendation: full planning permission – 80, Dulwich Village, London SE21 7AJ (see pages 19 – 24)

Proposal: External alterations to the front and rear of the premises and use as a delicatessen.

Item 6/2 – Recommendation: listed building consent – 80, Dulwich Village, London SE21 7AJ (see pages 25 – 29)

Proposal: Alterations including widening of opening between the front and middle rooms, creation of doorway with rear aspect in middle room, replacing Victorian sash window, replace rotten sash window in top floor room with replica window and additional repairs.

The chair agreed to consider items 6/1 and 6/2 together.

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

There were no objectors present.

The applicant's agent was present and made representations at the meeting.

Concern was raised as to whether the use was strictly A1 if alcohol was served on the premises. Officers advised that if the use operated out of the use class category enforcement action could be pursued.

Item 6/1

RESOLVED: That planning permission be granted.

Item 6/2

RESOLVED: That listed building consent be granted.

Item 6/3 – Recommendation: approve reserve matters – 19, 21 & 23 Sydenham Hill, London SE26 6SH (see pages 30 – 38)

Proposal: Various applications for approval of reserved matters regarding an alternative facing material (Condition 3) refuse storage (Condition 5), means of boundary enclosure (Condition 7), tree protection (Condition 10) and foundation design (Condition 11), following the outline approval for the demolition of existing buildings and construction of a 4 storey block of 14 flats plus basement parking with vehicular access from Sydenham Hill [03-AP-1093].

The planning officer introduced the report, circulated site plans and drew Members attention to the addendum report where paragraph 33 of the report should state, *both materials would be suitable and would not result in a loss of amenity or poor design.*

Cllr Humphreys pointed out that parking occurring near the site was causing problems with access to and from Chestnut Place and provision of double yellow lines could prevent unsafe parking. Officers noted these concerns and agreed to forward those to the Council's highway section. Ward Cllrs advised that they would make representations directly to highways on this matter.

There were no objectors present.

The applicant was present to respond to questions from Members.

RESOLVED: That the Reserve Matters be approved.

The meeting closed at 8.20 pm

CHAIR:

DATE: