



COMMUNITY COUNCILS
A voice for your community



Draft copy – minutes to be formally agreed at the next meeting if accurate

Dulwich Community Council Planning Meeting

Minutes of Dulwich Community Council Planning meeting held on Thursday June 5, 2008 at 7.00pm held at Herne Hill Baptist Church, Half Moon Lane, Herne Hill, London SE24 9HU

Present

Councillor Nick Vineall (Chair)
Councillors, Robin Crookshank Hilton (vice chair), Kim Humphreys,
Jonathan Mitchell, Lewis Robinson and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Nick Vineall welcomed those present at the meeting.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs, James Barber, Toby Eckersley and Michelle Holford.

Apologies for lateness were received on behalf of Cllrs, Richard Thomas and Lewis Robinson.

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Urgent Items

The planning officer agreed to arrange for the next meeting, a report on enforcement matters within the DCC area.

5. Minutes of the previous meeting

The Minutes for 8 May will be presented at DCC planning on 3 July 2008.

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 – 75)

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 vary the order of agenda items.

Item 6/1 – Recommendation: grant – 52 Lordship Lane, London, SE22 8HJ
(see pages 13 – 21)

Proposal: Change of use from an amusement arcade (sui generis) to use as a wine bar (Class A4) and alterations to the shopfront to provide a smoking area (07-AP-2843).

The planning officer explained that the plans submitted as part of this application were withdrawn by the architect, whilst further plans had been received these revisions were not identical to the submitted plans and a decision could not be made on this case. Officers recommended the item be deferred.

The applicant's agent was present.

RESOLVED: That the planning application be deferred. Members requested that details of the refuse storage and collection facilities should be shown on any future plans.

Item 6/3 – Recommendation: grant – 72 Lordship Lane, London SE22 8HF
(see pages 33 – 41)

Proposal: Erection of a ground floor rear extension to provide increased floor space to bar use (Class A4); repositioning of external stair access to first floor to rear.

The planning officer introduced the report, circulated site plans and responded to questions from Members. The officer stated that four of the six objectors had written to withdraw their objections to the scheme.

No objectors were present.

The applicant's agent addressed the meeting.

Discussion relating to the use of land at the rear and concerns about smoking outside the premises was highlighted at the meeting. The applicant advised they had door supervisors at the door on weekends (busiest times) to make sure there was no congestion on the public footpath.

RESOLVED: That planning permission be granted subject to the rewording of condition 8 to read as follows:

'The external space to the rear of the main building shall not be used as a sitting out or smoking area by customers to the ground floor Wine Bar at any time.'

Item 6/2 – Recommendation: grant – 34 East Dulwich Grove, London SE22 8PP
(see pages 23 – 32)

Proposal: Demolition of existing 3 storey residential property and existing double garage to allow for the construction of a 3 storey residential property with accommodation within the roof [3 x 2 bed and 2 x 1 bed units] and associated car parking, bin/cycle store and amenity space.

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

The meeting heard from an objector (resident at no. 32 East Dulwich Grove) who made representations at the meeting. The objector stated that the proposed development would result in a loss of privacy and light to the adjoining property and like the scheme before was still an overdevelopment of the site.

The applicant's agent addressed the meeting and responded to questions from Members.

Cllr Richard Thomas addressed the meeting as a Ward Councillor and spoke against the proposed development.

- RESOLVED:**
1. That planning permission be refused on the grounds that the proposed development by reason of its height, depth and position on the common boundary, location of boundary windows and continued depth of the building to the rear would result in an overbearing impact to 32 East Dulwich Grove with a loss of light and privacy to the ground and first floor rooms.

As such the proposal is considered contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient use of land and 3.12 Quality in Design of the Southwark Plan 2007.

2. That the proposal by reason of its substantial footprint would fail to provide an adequate level of private outdoor amenity space for the number of units proposed. The communal area provided would be undersized and compromise the amenity of the proposed rear ground floor unit which would have windows directly onto this space. The proposal is therefore contrary to Policy 3.2 Protection of amenity, 3.11 Efficient use of land, 4.2 Quality of accommodation and Draft Supplementary Planning Document on Residential Design Guidance (2008).

Item 6/7 – Recommendation: grant – 11 – 15 Melbourne Grove, London SE22 8RG (see pages 65 – 75)

Proposal: Demolition of existing commercial and residential unit and the construction of Class A3 commercial space at ground floor with 3x 1 bedroom and 1x 2 bedroom flats and a studio flat over ground, first and second floors within newly constructed three storey building with associated bicycle storage and refuse storage to front of premises.

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

An objector spoke on behalf of Grove Vale Residents about parking and concerns on the level of development proposed.

The applicant's agent addressed the meeting and provided additional visual information on the appearance of the scheme.

RESOLVED: That planning permission be granted subject to an additional condition:

'The surface treatment to the boundary of the building shall match that of the existing public highway and shall be maintained as such for the duration of the use'.

Item 6/6 – Recommendation: grant – 103 – 105 Barry Road, London SE22 0HW (see pages 53 – 64)

Proposal: Demolition of existing timber yard and construction of six three storey residential dwellings (ground and first floors plus roof space); parking and amenity space.

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

No objectors were present.

The applicant responded to questions from Members on the materials, design and sustainability of the dwellings.

RESOLVED: That planning permission be granted without the S106 subject to officers clarifying the reason for the disabled parking bay.

Note:

Officers to liaise with Highways and email the DCC Members with the reason for the request. The chair will then advise officers if he feels this is necessary in the circumstances.

Items 6/4 and 6/5 – Recommendations: grant – 42 Beckwith Road, London SE24 9LG (see pages 42 – 52)

Proposals: (08-AP-0250) Basement extension to dwellinghouse, with creation of lightwell with steps down to both front and rear elevations, to provide additional residential accommodation.

(08-AP-0249) Basement extension to dwellinghouse, with creation of front lightwell with steps down, to provide additional residential accommodation.

The planning officer introduced the report and circulated site plans.

No objectors were present.

The applicant was present to respond to questions from Members.

RESOLVED: That planning permission for both applications be granted subject to conditions.

The meeting closed at 9.40pm

CHAIR:

DATE: