



COMMUNITY COUNCILS
A voice for your community



(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 July 3, 2008 at 7.00pm held at Herne Hill Baptist Church, Half Moon Lane, Herne Hill, London SE24 9HU

Present

Councillor Nick Vineall (Chair)

Councillors, James Barber, Toby Eckersley, Michelle Holford, Kim Humphreys, 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, Robin Crookshank Hilton and Jonathan Mitchell. Cllrs Richard Thomas and Michelle Holford submitted their apologies for lateness.

3. Disclosure of Members' interests and dispensations

None were disclosed.

4. Urgent Items

There were no urgent items.

5. Minutes of the previous meetings held on May 8 and June 5 2008

Minutes of the planning meetings held on May 8 and June 5 2008 were agreed as accurate records 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 17 – 51)

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.

Item 6/1 – Recommendation: grant – Land adjacent to 379 Upland Road, London, SE22 0DR (see pages 23 – 34)

Proposal: Erection of a 4 storey building to accommodate 6 x 2 and 2 x 1 bed flats (8 units), basement level to accommodate 5 car parking spaces with a further 2 spaces with a further 2 spaces on the front forecourt, 8 cycle parking spaces to be located in shed in rear garden and vehicle access from Upland Road.

Cllr Robinson excluded himself from the meeting for this item.

The planning officer introduced the report. It was noted that a further letter was received with regard to this application which was copied to DCC Members. It states that the report did not adequately reflect the concerns raised in their previous letter which mentions the design and privacy. Also the submitted plans outlined do not comply with planning regulations.

Members expressed concern over the increase in the density resulting from the proposal. Further concern was expressed about the quality of the accommodation with the bedrooms having roof lights and the plans not showing sections through the other half of the roof which appeared significantly lower.

Officers advised that there were no plans to compare the comparative heights of the buildings.

No objectors were present.

The applicant was present to address the meeting advising that the agent had been told that DCC planning meeting was held the previous day and this item did not appear on the agenda.

Members asked if the applicant would prefer if the item was deferred. The applicant agreed to the deferral.

RESOLVED: That the planning application be deferred and the applicant should be formally advised by officers to provide cross sections to demonstrate the headroom heights within the top floor units and a street elevation with adjoining properties shown to provide context to the proposal.

Item 6/2 – Recommendation: grant – 36 & 38 East Dulwich Grove, London SE22 8PP (see pages 35 – 43)

Proposal: Construction of first floor rear extension, enlargement of existing dormers and conversion of 7 units/bedsits into 8 flats including 4 new parking spaces and 8 secure cycle spaces.

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

No objectors were present.

Members raised questions on the existing use of the buildings and the objection raised by no 40 Elsie Road with regard to overlooking.

The applicant was present to address the meeting stating that he had attempted to comply with Council Policies and that the extension would not be further forward than the existing building.

Members raised concern about the rear garden only being accessible to two of the units. Officers felt that given access to the garden would have to be from the street and part of the garden would then have to be used to provide defensible space to the windows of the garden flats – this was the best use of the space available.

The level of waste and recycling provision was discussed and Officers advised that this could be added as a condition to ensure that sufficient space was provided for these uses.

RESOLVED: That planning permission be granted subject to the following additional conditions:

1. The use hereby permitted shall not be commenced before details of the arrangements for the storing of household waste and recycling materials have been submitted to (2 copies) and approved by the Local Planning Authority and the facilities approved have been provided and are available for use by the occupiers and users of the premises. The facilities shall thereafter be retained for refuse/recycling storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.

Reason

In order that the Council may be satisfied that suitable facilities for the storage of refuse will be provided and retained in the interest of protecting the amenity of the site and the area in general from litter, odour and potential vermin/pest nuisance in accordance with Policy 3.2 Protection of Amenity and Policy 3.7 Waste Reduction of The Southwark Plan 2007.

2. The garages/outbuildings to the rear of the site shall be demolished prior to the commencement of the development, and the area shall be laid out for the parking of 4 vehicles for the enjoyment of the future occupiers of the proposed units and retained as such for the duration of the use.

Reason

In order that the Council may be satisfied that adequate car parking has been provided for the scheme in accordance with Policy 5.6 Car parking of The Southwark Plan 2007.

3. Details of the proposed material for the hard standing area to the rear of the site shall be submitted to and approved by the Local Planning Authority prior to the commencement of work on site. Such details shall include a porous surface to reduce rainwater run off.

Reason

In order that the proposal complies with Policy 3.2 Protection of Amenity and 3.9 Water of the Southwark Plan 2007.

Item 6/3 – Recommendation: grant – 19 Derwent Grove, London SE22 8DZ
(see pages 44 – 51)

Proposal: Demolition of existing rear extension, construction of new single storey side and rear extension, conversion of the property from a single dwelling into 2 x 2 bedroom flats and 1 x 1 bedroom flat and provision of associated cycle and refuse stores

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

An objector (17A Derwent Close) made representations at the meeting and outlined concerns regarding an overdevelopment of the scheme, issues related to parking and details on the elevation plans – additional party wall / chimney.

The applicant's agent made representations at the meeting.

RESOLVED: That planning permission be granted.

7. Planning Enforcement Update Report from 01 April 08 – 30 June 2008 (see pages 52 – 57)

Members received an update from Officers on enforcement performance for April 08 to June 08 with a report on the determination of planning enforcement investigations and conduct of enforcement appeals delegated to officers.

Officers responded to Members' questions on the listed cases /notices served.

Cllr Thomas requested that officers provide further information on the housing units which received approval in 2007 involving the number of bedrooms, living /floor space etc giving detail on the size that fall below the planning standard threshold.

RESOLVED: That the report be noted and a further update be given in three months.

The meeting closed at 9.35pm

CHAIR:

DATE: