



COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Planning Meeting

(Minutes to be formally agreed at the next meeting)

Minutes of Dulwich Community Council Planning meeting held on Thursday December 11 2008 at 7.00pm held at Herne Hill Baptist Church, Half Moon Lane, London SE24 9HU

Present

Councillor Nick Vineall (Chair)
Councillors, Robin Crookshank Hilton (Vice Chair), Toby Eckersley, Kim Humphreys, Jonathan Mitchell and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Vineall introduced himself and welcomed those present at the meeting and asked officers and members to introduce themselves.

2. Apologies for absence

Apologies for absence were submitted on behalf of Cllrs James Barber, Michelle Holford and Lewis Robinson

3. Disclosure of Members' interests and dispensations

None were declared.

4. Urgent Items

There were no urgent items.

5. Minutes of the previous meeting

Minutes of the planning meetings held on October 8 and November 6 2008 were agreed as accurate records of the proceedings which the chair signed.

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 – 63)

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.

The planning items were considered in the order set out below.

Item 6/2 – Recommendation: grant – 68A Crawthorpe Grove, London, SE22 9AB (see pages 30 – 46)

Proposal: Erection of a new two storey building incorporating two self contained flats.

The planning officer introduced the report and circulated plans of the scheme.

Representations were heard from an objector.

The key objections were overcrowding, loss of privacy, overdevelopment, design impact, quality of the work, height and mass excessive, inappropriate design, roofscape negatively impacted, future maintenance and poor quality frontage.

The applicant was present to address the meeting and responded to Members' questions on the guttering and maintenance for no. 68, the lack of cycle parking and the lack of amenity to the upper maisonette.

The applicant advised that he could possibly make cycle parking spaces available and that in terms of sizes the units exceeded the minimum requirements and the ground floor flat would be to lifetime homes standards.

Members acknowledged the need for the site to be redeveloped but felt that this scheme would for a number of reasons fail to provide a suitable scheme.

RESOLVED: That planning permission be refused on the following grounds:

1. The roof form of the proposed new building by reason of its mass, bulk and detailed design, would fail to respond positively to its surroundings, its inappropriate scale and design particularly when viewed straight on would appear incongruous within the street scene. As such the proposal is contrary to Policies 3.2 Protection of amenity, 3.11 Efficient use of land, 3.12 Quality in design and 3.13 Urban design of the Southwark Plan 2007.
2. The quality of the upper maisonette would be unduly compromised in the absence of any external private space. As such the proposal is contrary to Policies 3.11 Efficient use of land and 4.2 Quality of Accommodation of the Southwark Plan 2007 and the Residential Design Standards Supplementary Planning Document (2008).
3. The proposed units would fail to provide or identify a suitable area for the secure storage of bicycles as such the proposal is contrary to Policy 5.3 'Walking and Cycling' of the Southwark Plan (2007) and the Transport Planning for Sustainable Development Supplementary Planning Document (2008).

Item 6/4 – Recommendation: grant – 182 Overhill Road, London, SE22 0PS
(see pages 53 – 63)

Proposal: Demolition of existing building and garage block. Construction over three and four storeys of seven two bed flats and two one bed flats with 6 parking spaces, cycle and refuse storage and associated amenity space.

The planning officer introduced the report and circulated plans of the scheme.

Representations were heard from an objector.

The applicant's agent was present to respond to questions. None were raised.

RESOLVED: That planning permission be granted subject to a S106 legal agreement.

Item 6/1 – Recommendation: grant – 27 Turney Road, London SE21 8LX
(see pages 23 – 29)

Proposal: Erection of new extension and bike/buggy storage, including the demolition of an existing conservatory on site to make way for the new proposal.

The planning officer introduced the report and circulated plans of the scheme.

No questions were raised.

RESOLVED: That planning permission be granted.

Item 6/3 – Recommendation: grant – 101 Woodwarde Road, London, SE22 8UP (see pages 47 – 52)

Proposal: Loft conversion of existing roof to include rooflight in flank and rear roof slope and the erection of a dormer roof extension on the rear back addition roof, all to provide additional residential accommodation for dwelling house.

The planning officer introduced the report and circulated plans of the scheme.

The applicant and applicant's agent were present to answer questions.

RESOLVED: That planning permission be granted.

The meeting closed at 9.10 p.m.

CHAIR:

DATE: