



**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  
Wednesday January 14, 2009 at 7.00pm held at Dulwich Library,  
368 Lordship Lane, London SE22 8NB

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### **Present**

Councillor Nick Vineall (Chair)

Councillors, Robin Crookshank Hilton (Vice Chair), Toby Eckersley, Kim  
Humphreys and Richard Thomas

(Cllr Thomas was present for items 6.1 and 6.3)

### **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, Jonathan Mitchell and Lewis Robinson.

### **3. Disclosure of Members' interests and dispensations**

Councillor Vineall declared a personal interest in item 6.3 and took no part in that  
item. Councillor Crookshank-Hilton would chair item 6.3.

### **4. Urgent Items**

There was an addendum report related to item 6.2.

### **5. Minutes of the previous meeting**

These would go to the next meeting.

### **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**

### **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 Chair opted to take item 6.2 followed by 6.1 then 6.3*

**Item 6/2 – Recommendation: Grant – 181 Denmark Hill, London, SE5 8DX**  
(see pages 21 – 33)

### **Proposal:**

Alteration and conversion of existing 2-storey property at front of site to provide two 4-bedroom houses and erection of two new 4-bedroom houses to the rear with associated car parking, amenity space and landscaping. The proposal includes demolition of a 2-storey former coach house to provide access to the dwellings at the rear and demolition of a single storey rear extension. Associated tree works.

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

Members asked questions of the planning officer.

The objector made a statement.

The applicant made a statement.

Members asked questions of the applicant.

**RESOLVED:**

That planning permission be granted subjected to the following conditions:

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.
2. Samples of the timber panels, window frames, brick and roof covering to be used for the construction of the new buildings and the bricks for the boundary and enclosures (front and rear) in respect of the existing building shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.
3. No meter boxes, flues (including balanced flues), vents or pipes [other than rainwater pipes] or other appurtenances not shown on the approved drawings shall be fixed or installed on the street elevation[s] of the building[s] without the prior written approval of the Local Planning Authority.
4. Notwithstanding the provisions of Schedule 2, Part 1 Classes A, B, C, D, E and G of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the 4 new houses without the prior written consent of the Council, to whom a planning application must be made.
5. Details of the means of enclosure for all site boundaries shall be submitted to and approved by the local planning authority and the development shall not be carried out otherwise than in accordance with any approval given. The development hereby permitted shall not be occupied until the works approved pursuant to this condition have been carried out.
6. The windows on plan 0980/111 rev C marked as opaque or frosted to the original building and the houses to the rear shall be obscure glazed and shall not be replaced or repaired otherwise than with obscure glazing without the prior written approval of the Local Planning Authority.
7. Detailed drawings of a landscaping scheme (2 copies), detailing planting positions, size and species of trees shrubs, and plants as well as details of

the treatment of all parts of the site not covered by buildings (including surfacing materials of any parking, access, or pathways) shall be submitted to and approved by the Council before the development hereby permitted is begun and the landscaping scheme approved shall thereafter be carried out in the first appropriate planting season following completion of the building works.

8. Any tree or shrub required to be retained or to be planted as part of a landscaping scheme approved, either as part of this decision or arising from a condition imposed as part of this decision, that is found to be dead, dying, severely damaged or seriously diseased within two years of the completion of the building works OR two years of the carrying out of the landscaping scheme (whichever is later), shall be replaced by specimens of similar or appropriate size and species and the first suitable planting season.
9. No development shall take place until all of the following steps are taken:
  - i) The tree protection measures set out in the Pro Active Arboriculture Ltd report of 28 June 2008 are implemented to retain trees T1 to T7 inclusive, T8, T11, T12 to T16 inclusive and groups of trees G2 and G3 listed in that report.
  - ii) No cutting, pruning, looping, reduction or felling shall be carried out to the trees identified as retained by condition 9(i) without the written approval of the Local Authority Arboriculturalist, regardless of the recommended action within the Pro Active Arboriculture Ltd report of 28 June 2008.
  - iii) A Construction Method Statement is to be submitted to and approved by the Local Planning Authority. The approved statement to be adhered to throughout the construction period. The Statement shall provide for:
    - a) all piling, foundation construction and engineering operations to take place outside of the tree protection zones identified in the Pro Active Arboriculture Ltd report of 28 June 2008.
    - b) a plan for the loading, unloading and storage of plant and materials outside of the tree protection zones identified in the Pro Active Arboriculture Ltd report of 28 June 2008.
    - c) that on the site there will be no shortage of chemicals, or mixing of cement, or washing operations, other than on existing hard standing and that adequate water run off exists to prevent soil contamination.
  - iv) The Local Authority Arboriculturalist inspects the site to ensure the adequacy of the tree protection in place and confirms in writing his approval of that protection.

10. The refuse storage arrangements shown in respect of house 1 and house 2 on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as the local planning authority.
11. Notwithstanding the refuse storage enclosure detailed on the approved plans for the dwellings to the rear (house 3 and house 4) prior to occupation of these units details of a revised enclosure for the storing of domestic refuse/recycling shall be submitted to (2 copies) and approved by the local planning authority and the facilities approved have been provided are available for use by the occupiers of the dwellings. The facilities shall thereafter be retained for refuse storage and the space used for no other purpose without the prior written consent of the Council as local planning authority.
12. No vehicles shall enter or leave the site other than in a forward direction, and a sign reading 'No Reversing into Street' shall be erected in a prominent position adjoining the exit before the use commences and retained for the duration of the use.

**Item 6/1 – Recommendation: Grant – Land to the rear of 8 Whateley Road, London SE22 9DB** (see pages 12 – 20)

**Proposal:**

Excavation of site and erection of 2-storey dwelling with terrace at first floor level fronting Ulverscroft Road (Class C3)

The planning officer introduced the report.

Members asked questions of the planning officer.

There were no objectors present.

The applicant made a statement.

Members asked questions of the applicant.

**RESOLVED:**

That planning permission be granted subjected to the following conditions:

1. The development hereby permitted shall be begun before the end of three years from the date of this permission.
2. Prior to the occupation of the dwelling, details of privacy screens to the first floor terrace (scale 1:20) shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be provided prior to occupation of the dwelling and retained as such thereafter, unless otherwise agreed in writing by the Local Planning Authority.
3. Notwithstanding the provisions of Schedule 2, Part 1, Classes A-H of the Town and Country Planning General Permitted Development Order (or amendment or re-enactment thereof) no extension, enlargement or other alteration of the premises shall be carried out to the dwelling without the prior written consent of the Local Planning Authority, to whom a planning application must be made.
4. The refuse and recycling storage arrangements shown on the approved drawings shall be provided and available for use by the occupiers of the dwellings before those dwellings are occupied and the facilities provided shall thereafter be retained and shall not be used or the space used for any other purpose without the prior written consent of the Council as local planning authority.
5. The cycle storage facilities as shown on drawing number 8177-A3-A(20) P1-C shall be provided before the units hereby approved are occupied and thereafter such facilities shall be retained and the space used for no other purpose without prior written consent of the local planning authority.
6. Samples of the timber cladding to be used in the carrying out of this permission and details of its weathering properties shall be submitted to and approved by the Local Planning Authority before any work in connection with this permission is carried out and the development shall not be carried out otherwise than in accordance with any such approval given.
7. The materials to be used in the implementation of this permission shall not be otherwise that as described and specified in the application and on the drawings hereby approved unless the prior written consent of the local planning authority has been obtained for any proposed change or variation.

**Item 6/3 – Recommendation: Make Tree Preservation Order – works related  
47 Alleyn Park, London, SE21 8AT (see pages 34 – 41)**

**Proposal:**

Fell the Oak tree referenced as T1 and situated to the front of 47 Alleyn Park to ground level and treat stump

The arboricultural officer introduced the item.

Members asked questions of the arboricultural officer.  
The objector made a statement.

Members asked questions of the objector.

**RESOLVED:**

Members decided (3-1) against confirming the interim Tree Preservation Order.

Cllr Crookshank-Hilton asked that her vote in favour of the TPO be recorded.

The meeting closed at 8.52 p.m.

**CHAIR:**

**DATE:**