



DULWICH COMMUNITY COUNCIL

- Planning & general meeting -

MINUTES of the Dulwich Community Council held on Wednesday 9 February 2011 at 6.00 pm at Christ Church, 263 Barry Road, London SE22 0JT

PRESENT:	Councillor James Barber (Chair) Councillor Helen Hayes (Vice-Chair) Councillor Robin Crookshank Hilton Councillor Toby Eckersley Councillor Jonathan Mitchell Councillor Michael Mitchell Councillor Lewis Robinson Councillor Rosie Shimell Councillor Andy Simmons
OFFICER SUPPORT:	Des Waters (Head of Public Realm) John McHenry (Markets Manager) Sonia Watson (Planning Officer) Beverley Olamijulo (Constitutional Officer)

1. INTRODUCTION AND WELCOME

The chair welcomed councillors, members of the public and officers to the meeting.

2. APOLOGIES

There were apologies for lateness from Councillors Rosie Shimell and Helen Hayes.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

Members declared interests in relation to the following agenda items:

Agenda Item 9 – LEA School Governor Appointment

Councillor Andy Simmons, personal, as his children attend Goodrich Primary School.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

The chair drew people's attention to an addendum report relating to 6.1 and 6.2 containing late amendments which refer to suggested additional conditions to restrict permitted development rights and to restrict the use of the garage.

5. MINUTES

RESOLVED:

That the minutes of the meetings held on 15 December 2010 and 13 January 2011 be agreed as correct records of the meetings, and signed by the Chair.

6. DEVELOPMENT CONTROL ITEMS

The Chair agreed to consider items 6.1 and 6.2 together as they relate to the same site.

6.1 266 TURNEY ROAD, LONDON SE21 7JP

Planning application reference number 10-AP-3022

PROPOSAL

Demolition of existing building.

The planning officer introduced the report and circulated the site plans. The officer also drew Members' attention to the addendum report which referred to additional conditions.

Councillors asked questions of the planning officer.

There were no objectors present.

The applicants spoke in favour of the application and responded to Members' questions.

A local supporter spoke in support of the application. No questions were asked of the supporter.

No ward councillors wished to speak on this application.

Members discussed the application.

RESOLVED:

That planning permission for application 10-AP-3022 be granted subject to conditions outlined in the draft decision notices.

6.2 266 TURNEY ROAD, LONDON SE217JP

Planning application reference number 10-AP-3023

PROPOSAL

Erection of 2 storey dwelling, following demolition of existing building on the site (Use Class C3).

The planning officer introduced the report and drew Members' attention to the addendum report.

Councillors asked questions of the planning officer.

There were no objectors present.

The applicants spoke in favour of the application and responded to Members' questions.

A local supporter spoke in support of the application. No questions were asked of the supporter.

No ward councillors wished to speak on this application.

Members discussed the application.

RESOLVED:

That planning permission for application 10-AP-3023 be granted subject to conditions outlined in the draft decision notices and addendum report.

7. PRESENTATION ON NORTH CROSS ROAD MARKET

John McHenry, markets development manager presented this item and provided some background information of the North Cross Road market. John also referred to the recommendations taken at the licensing committee on 6 Jan 2011 as set out below:

1. That the committee resolved to vary the designation of North Cross Road as a licence street to increase the number of pitches from twenty to thirty and include Sunday as a trading day (but the hours to be agreed as per item 2 below)
2. That the committee requested that the officer attends the next available Dulwich Community Council meeting to discuss the following with ward councillors and local residents:
 - Discuss the Sunday trading hours; consult on the Saturday trading hours with traders and local residents.
 - Consult on the number of traders allowed on Monday to Thursday with a proposed maximum of 5.

- Consult on the market location being shifted towards the Lordship Lane end of Northcross Road.
 - Consult on the road closures proposed.
 - Explore the possibility of using some of the street trading revenue to install traffic calming measures on Northcross Road.
 - Reviewing the market every 6 months.
3. The DCC are requested to make recommendations on the above and these recommendations will be presented at the next licensing committee on 15 March 2011.

John McHenry also mentioned that the consultation process involved sending questionnaires to 2000 local residents and businesses with 78% in favour of extra stalls, 64% in favour of Sunday trading and 76% in favour of extra pitches.

The officer responded to questions from Members.

The community council heard two deputations. The first deputation was from a spokesperson representing local residents of Northcross Road, Nutfield Road, Archdale Road, Lacon Road, Felbrigg Road, Crystal Palace Road and local shopkeepers and a spokesperson representing the traders of Northcross Road.

The spokesperson representing local residents outlined their position:

“We oppose the Council’s plans to open Northcross Road market on Sundays for a number of reasons which include the following:

- Local people should enjoy and are entitled to peaceful Sundays.
- Parking is difficult on Saturdays. Sunday trading would put pressure on parking on Sundays too.
- The market is a noise nuisance for residents adjacent to Northcross Road. One weekend day is acceptable within reasonable hours. Disturbance on both days of the weekend is not.
- Litter and health, rubbish including food waste is not frequently cleared in Northcross Road until late on Saturday. Sunday trading would exacerbate this problem.
- Sunday trading could increase competition for local shops and could rob shopkeepers of their day off with little or no financial pay back.
- Strength of local feeling: The Council’s consultation on Sunday trading received 339 responses of which 64% were apparently in favour of Sunday trading – 217 people. The deputation was in receipt of a petition signed by local residents and shopkeepers opposing Sunday trading.

The spokesperson representing local traders outlined:

- The majority of traders do welcome the proposal for additional pitches.
- Preference is to improve the Saturday market rather than consider trading on Sunday.
- Concerns expressed involving duplication in that the additional traders could be selling the same products as the existing traders.
- Would like to see pitches clearly marked out so they can be easily identifiable to traders and strongly favours designated pitches.
- Open market stalls at later hours as opposed to getting up at the crack of dawn.
- Would like to the existing market days to be vibrant for the local community.
- Weekday trading does not always work and is not viable.

Both deputations responded to questions from Members.

There were questions and general views taken from local residents many echoing that officers had not consulted those residents within the vicinity of the market, the financial viability of the market and that Sunday trading should not be totally ruled out in the future. Many felt that more focus should be given on Saturday trading.

RESOLVED:

The Dulwich Community Council requests:

1. That there be no market trading on a Sunday.
2. That the number of traders allowed during Monday until Thursday should be a proposed maximum of 10 and that a 9am start is applicable to Saturday trading only.
3. That further recommendations and options be drawn up by officers to review the current operation of the market.
4. That consideration should be given on the closure of roads on a Saturday and retain the southside where the electric sockets are located and increase the number of stalls along Lordship Lane. Also look for an experimental road closure at Lordship Lane for a fixed period of 18 months, with a review after 6 months in operation.
5. Members requested that detailed proposals of the market should be referred back to this community council for consideration and that the presentation with regard to this be given in visual form which should include the marked out pitches.
6. That the above recommendations be referred to the licensing committee. In addition that the immediate residents be consulted.

8. EXCLUSION OF PRESS AND PUBLIC

That the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 1 and 2, Access to Information Procedure rules of the Constitution.

9. LEA SCHOOL GOVERNOR APPOINTMENTS

Executive decision

RESOLVED:

That Mr Derrick Bennett be appointed as a LA governor representative at Goodrich Primary School.

The meeting ended at 9.30pm

CHAIR:

DATE: