



COMMUNITY COUNCILS
A voice for your community



DULWICH COMMUNITY COUNCIL PLANNING MEETING

MINUTES of the Dulwich Community Council Planning meeting held on Wednesday
14 April 2010 at 7.00 pm at Christ Church, 263 Barry Road, London SE22 0JT

PRESENT: Councillor Nick Vineall (Chair)
Councillor James Barber
Councillor Toby Eckersley

OFFICER SUPPORT: Sonia Watson, planning officer
Gavin Blackburn, legal officer
Denis Sangweme, planning enforcement manager
Beverley Olamijulo, constitutional officer (community councils)

1. INTRODUCTION AND WELCOME [CHAIR]

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

2. APOLOGIES

Apologies for absence were submitted on behalf of Cllrs, Robin Crookshank Hilton, Michelle Holford, Kim Humphreys, Jonathan Mitchell, Lewis Robinson, and Richard Thomas.

3. DISCLOSURE OF MEMBERS' INTERESTS AND DISPENSATIONS

None were disclosed.

4. ITEMS OF BUSINESS THAT THE CHAIR DEEMS URGENT

There were no urgent items of business. However the chair agreed to accept the addendum report for Members to consider and to note the late observations, consultation responses information and revisions.

5. MINUTES FROM THE PREVIOUS MEETING

The Minutes of the planning meeting held on 18 March 2010 were agreed as an accurate record 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 ITEMS (SEE PAGES 8 - 48)

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 agreed to vary the order of the agenda items.

Item 6/2 – Recommendation: Grant – 14 Fellbrigg Road, London SE22 9HH (See pages 27 – 38)

Proposal: Variation of condition 2 on application 9200224 to extend opening hours to: 8:00 to 22:00 Monday to Saturday and 9:00 to 22:00 on Sunday.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Members questioned the planning history, enforcement history and nature of nearby uses including the impact from Thai Corner Cafe.

Representations were then heard from the objectors representing No. 33 Fellbrigg Road who also submitted a letter to members citing their main concerns which are as follows:

- object to the extension of opening hours into the evening
- primary concern is the disturbance from the noise that will inevitably be caused by attracting customers to its premises during the extension hours
- Additional traffic and parking issues
- the possibility of this being a stepping stone for the cafe (either through its current or future owner) looking to develop in the future into a full-blown restaurant with the subsequent applications for even later opening hours, a drinks licence etc

The applicant then addressed the meeting stating that the cafe previously opened earlier than what has been applied for. The applicant explained that she was not aware of the restrictions when she took over the business and only wishes to serve vegetarian food and is not looking for an alcohol or food licence.

Members questioned the type of conditions that could be imposed – the planning officer stated this type of application did not allow for conditions to be imposed however the opening hours could be altered.

A supporter at No.31 spoke in favour of the application. The supporter said the cafe would provide a better and healthier option of food for the community. Overall he felt this is a positive step.

No questions were asked of the supporter.

Members further debated on this item.

RESOLVED: That the Community Council agreed to the variation of condition 2 on application 9200224 to allow opening hours from 8am to 7pm Mon to Sat and 9am to 7pm on Sun.

Recommendation

Variation of condition 2 on application 9200224 to extend opening hours to: 8:00 to 19:00 Monday to Saturday and 9:00 to 19:00 on Sunday.

Item 6/1 – Recommendation: Grant – 27 Turney Road, London SE21 8LX (See pages 14 – 26)

Proposal: Demolition of the existing conservatory and erection of a new single storey side/ rear extension to old boundary line. Extension and realignment of the rear boundary to the north east up to the adjoining garage structure with three new storage structures along the north east side elevation up to the Turney Road frontage.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

Officers clarified that this scheme was a slight variation to the scheme previously approved by DCC.

No objectors were present at the meeting.

The applicant was present to respond to Members' questions.

RESOLVED: That planning permission be granted.

Item 6/3 – Recommendation: Grant – 103 Lordship Lane, London SE22 8HU (See pages 39 – 48)

Proposal: Display of externally illuminated fascia sign and projecting sign to front of building.

The planning officer introduced the report, circulated plans of the scheme and responded to Members' questions.

It was noted objections have been received to the illumination and the design of the fascia and projecting sign.

Members raised concern over the wording of condition 2 stating that it could mean that the lights could be switched back on after 23:00 hours.

Members also expressed concern about the fact that the lights could be left on all day and suggested the condition be reworded and the lighting to be energy efficient.

RESOLVED: That advertisement consent be approved subject to an amendment to Condition 2 and a new informative.

Condition 2

The illuminated fascia and projecting signage

hereby approved shall only be illuminated during the hours of darkness and not at all after 22:00 hours or before 15:00 hours daily.

Reason

To safeguard the amenity of the residential properties above the premises and to reduce energy consumption in accordance with Policies 3.2 Protection of amenity and 3.4 Energy efficiency of the Southwark Plan 2010.

7. NON DEVELOPMENT CONTROL ITEM

Planning Enforcement update – information report (See pages 49 – 61)

The planning enforcement officer introduced the report and briefed Members on the progress of the key cases during the months – January 2010 to March 2010.

This included performance data – dealing with investigations and overall performance on cases which relate to enforcement notices, appeals and alleged breaches etc within the Dulwich community council area.

RESOLVED: That the report on planning enforcement be noted.

The meeting closed at 8.30 p.m.

CHAIR:

DATED: