



**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 on Monday September 7 2009 at 7.00pm held at Christ Church, 263 Barry Road, London SE22 0JT

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### **Present**

Councillor Nick Vineall (Chair)  
Councillors, Robin Crookshank Hilton (Vice Chair), James Barber,  
Michelle Holford and Jonathan Mitchell.

### **Officers present:**

Sonia Watson, planning officer  
Gavin Blackburn, legal officer  
Ernst Erasmus, arboricultural Officer  
Beverley Olamijulo, community councils officer

### **1. Introduction and welcome by the Chair**

The Chair 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, Kim Humphreys, Lewis Robinson, Toby Eckersley and Richard Thomas

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

Cllr Vineall declared a personal interest in respect of item 6.2 – 21 Frank Dixon Way, SE21 because he knows the applicant. He agreed to stand down as chair and took no part in the debate or decision of this item.

### **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 of the previous meetings** (see pages 2 – 9)

The Minutes of the planning meetings held on June 16 and July 7, 2009 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 10 – 30)

**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: make tree preservation order – 5 Woodhall Avenue, London SE21 7HL** (see pages 16 – 21)

- Proposal:**
1. Atlas cedar tree section fell to ground level and stump grind the root ball (T1).
  2. Walnut tree, section fell to ground level and stump grind the root ball (T2).
  3. Yew tree, thin the whole canopy by 20%, plus remove all major deadwood (T3).

The Chair asked the legal officer to set out the responsibilities of the Community Council in determining applications for trees. A briefing note was produced for Members and circulated prior to the meeting.

Officers introduced the report, circulated site plans and the engineer's report in respect of this item.

The tree officer stated that the trees had been assessed following an application to fell the Walnut and Cedar trees in the front garden of the property. The assessment rated the trees highly and considered worthy of additional protection by a TPO.

Representations were heard from the owner of the property who was objecting to the TPO.

Cllrs Barber and Crookshank Hilton felt that in light of the recent works to the Oak tree and the felling of the Plane tree there should be a further period of assessment, preferably after winter.

Members further debated on this item.

**RESOLVED:** That the Tree Preservation Order (TPO) report not be confirmed.

At this juncture Cllr Vineall stood down as chair and left the meeting.

Cllr Crookshank Hilton took over as chair.

**Item 6/2 – Recommendation: grant – 21 Frank Dixon Way, London SE21 7ET** (see pages 22 – 30)

**Proposal:** Addition of 75m to rear of side extension and the addition of skylight: amendment to planning permission 07-AP-1036 granted at appeal on July 9 2008 for ground floor extension to provide additional residential accommodation.

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

Representations were heard from the objectors and the applicant.

Members who attended the site visit said they found it useful as the extension felt far more imposing on site than shown on the plans.

Members asked questions of the objectors. A concern was expressed by the objectors that their property had not been surveyed by the applicant.

The applicant presented a series of photographs which were referred to during his presentation. Members asked questions of the applicant.

Members further debated on this item.

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

The proposed side extension shall be constructed to the depth as shown on the approved plans (WOOF/P03 and WOOF/ROOF/R03); if the indicated existing depth on the approved plans of the side outbuildings of no. 22 Frank Dixon Way should prove to be erroneous, then the proposed extension shall align with the actual depth of the existing side outbuildings of no. 22 Frank Dixon Way adjacent to 21 Frank Dixon Way and the dimensions shown in approved plans (WOOF/P03 and WOOF/ROOF/R03) will be treated as reduced to achieve this outcome.

Reason

To preserve the amenity of the occupiers of the adjoining property and so as not to create an undue sense of enclosure in accordance with policy 3.2 of Southwark Plan 2007.

The meeting closed at 9.10 p.m.

**CHAIR:**

**DATE:**