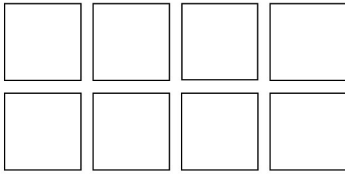


Open Agenda



COMMUNITY COUNCILS
A voice for your community



DULWICH COMMUNITY COUNCIL PLANNING MEETING

MINUTES of the Dulwich Community Council Planning meeting held on Thursday 3 December 2009 at 7.00 pm at Dulwich Grove United Reform Church, East Dulwich Grove, East Dulwich London SE22 8RU.

PRESENT: Councillor Nick Vineall (Chair)
Councillor Toby Eckersley
Councillor Jonathan Mitchell
Councillor Lewis Robinson

OFFICER SUPPORT: Sonia Watson, planning officer
Gavin Blackburn, legal officer
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, James Barber, Michelle Holford, Kim Humphreys, Robin Crookshank Hilton 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.

5. MINUTES OF THE PREVIOUS MEETING

Deferred until 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 ITEMS (SEE PAGES 2 - 20)

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: Grant – 103 Overhill Road, London SE22 0PR (See pages 8 – 20)

Proposal: Retention of a 4-storey building comprising 10 self contained flats (Use Class C3).

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

Representations were heard from the objectors who spoke against the application citing the following reasons for the objection:

- Overdevelopment of the site
- Noise – referred to nos. 10 -12 which have noise problems
- Concern for refuse collection, which at 10 -12 was always overflowing
- Concern about impact of the first floor extension

The applicants were present to make representations at the meeting.

Members felt the design was unsightly and that there were inadequate details on waste, the density was too high there would be disamenity arising from noise transference arising from the change of use. Lastly the applicants have not demonstrated how the application would not affect the vitality of the parade.

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

1. The applicant has failed to demonstrate that the loss of an active ground floor use would not result in harm to the vitality and viability of the local shops in the area which provide a valuable amenity to local residents. The proposal is therefore considered to be contrary to Policy 1.10 part ii of the Southwark Plan 2007.
2. The proposal, by reason of the location of the bin, recycling and cycle storage immediately behind the front boundary wall, together with the detailed design of the front elevation in particular the single ground floor window to no. 16 Upland Road, would fail to respond positively to its surroundings. The inappropriate design of the front elevation and the cluster of storage in front of the building would represent an incongruous feature within the street detrimental to the visual amenity of adjoining properties and other people in the local area. As such the proposal is contrary to Policy 3.2 Protection of Amenity, 3.7 Waste Reduction, 3.12 Quality in Design and 3.13 Urban Design of The Southwark Plan 2007.
3. The proposed accommodation represents a cramped and over converted development offering a poor standard of accommodation for future residents by reason of the undersized studio unit the limited depth of the front light well with the cluster of structures in front resulting in a poor level of light and ventilation to the basement dwellings, the lack of private outdoor space and the high density arising from the number of proposed habitable rooms within the building., adversely affecting the amenity of neighbouring occupiers and of future occupiers of the building by virtue of noise transmission The proposal is therefore contrary to Policies 3.2 Protection of Amenity, 3.11 Efficient Use of Land, 3.12 Quality in Design, 4.1 Density and 4.2 Quality of Residential

Accommodation of The Southwark Plan 2007 and
the Residential Design Guidance in the
Supplementary Planning Document 2008

The meeting closed at 8.30pm

CHAIR:

DATE: