



COMMUNITY COUNCILS
A voice for your community



Dulwich Community Council Planning Meeting

Minutes of Dulwich Community Council Planning meeting held on Thursday March 1, 2007 at 7.00pm at Dulwich Library, 368 Lordship Lane SE22

Present

Councillors Nick Vineall (Chair), James Barber, Toby Eckersley, Robin Crookshank Hilton, Michelle Holford, Jonathan Mitchell Lewis Robinson and Richard Thomas.

1. Introduction and welcome by the Chair

Councillor Nick Vineall introduced himself, Members of Dulwich Community Council, officers and welcomed people to the meeting.

2. Apologies for absence

An apology for absence was received on behalf of Cllr Kim Humphreys and an apology for lateness was received from Cllr Michelle Holford.

3. Disclosure of Members' interests and dispensations

Councillors Robin Crookshank Hilton and Richard Thomas declared personal and non prejudicial interests in respect of items 6/4 and 6/5. They agreed to exclude themselves from the committee to represent the objectors and speak as ward councillors.

4. Urgent Items

Cllr Nick Vineall mentioned as an urgent item the Secretary of State re-direction on the Southwark Plan concerning suburban and urban zoning in parts of Dulwich and Herne Hill. Further discussion would be presented at the DCC main meeting on the 13 March and Full Council on 28 March 2007.

5. Minutes of meeting of Tuesday January 09, 2007

Minutes of the planning meeting held on January 09, 2007 were agreed as an accurate record of the proceedings. The Chair then signed the Minutes.

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 11 – 92)

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.

Development Control Items

It was agreed that items 6/1 and 6/2, 96 – 98 Dulwich Village SE21 would be considered together.

Item 6/1 – Full Planning Permission/Building consent – 96 – 98 Dulwich Village, London SE21 7AQ (see pages 18 – 28)

Proposal: Demolition of existing garage and erection of a single storey, flat roof restaurant extension to the rear yard, installation of ductwork and installation of new emergency exit door to the side of the building.

Item 6/2 – Full Planning Permission/Consent for demolition – 96 – 98 Dulwich Village, London SE21 7AQ (see pages 29 – 32)

Proposal: Demolition of existing garage and erection of a single storey, flat roof restaurant extension to the rear yard, installation of ductwork and installation of a new emergency exit door to the side of the building.

The planning officer introduced the report and responded to questions from Members.

Representations were heard from an objector and the applicant's agent.

The main concerns addressed were noise, cooking smells and general disturbance from the premises and loss of amenity. The planning officer agreed to consult with the objector who was present to seek advice on insulation and to get a party wall agreement.

Item 6/1

RESOLVED: That planning permission and listed building consent be granted.

Item 6/2

RESOLVED: That planning permission and consent for demolition be granted.

Item 6/3 – Full Planning Permission – 105 Overhill Road, London SE22 0PR
(see pages 33 – 42)

Proposal: Demolition of existing building and erection of part 3 part 4 storey building comprising 8 self-contained flats, 5 car parking spaces, 3 motor cycle spaces & refuse storage. Landscaping to the front & rear gardens.

The planning officer introduced the report and responded to questions from Members.

No objectors were present.

Representations were heard from the applicant's agent.

RESOLVED: That planning permission be granted subject to the conditions outlined in the report.

Item 6/4 – Full Planning Permission – 8 – 10 Lordship Lane, SE22 8HN (see pages 43 – 50)

Proposal: Change of use to coffee shop (mixed Class A1/A3 retail/restaurant)

use.

The planning officer introduced the report and responded to questions from Members.

Representations were heard from an objector who spoke mainly in respect of the condenser units on the side which were now subject of enforcement action. Further action was sought for the ventilation louvres above the door on the side onto Zenoria Street.

Cllrs Richard Thomas and Robin Crookshank Hilton also spoke in respect of this item as ward councillors.

The officer advised Members that the current situation within the protected shopping frontage was that it was currently at the 50/50 split between retail and non retail uses.

RESOLVED: That planning permission be refused on the grounds that the proposal has resulted in the loss of an A1 retail shop within a protected shopping frontage, and a reduction of A1 uses below the 50% split of retail and non-retail uses, leading to the compromise of the retail vitality and viability of the area and consequently a loss of amenity to local residents contrary to Policy 1.7 Development within Town and Local Centres, Policy 1.9 Change of Use within Protected Shopping Frontages and 3.2 Protection of Amenity of the Emerging Southwark Plan (Jan 2007) and Policy S.1.2 Secondary Shopping Frontages and E.3.1 Protection of Amenity of the Adopted Southwark Unitary Development Plan (1995).

Item 6/5 – Full Planning Permission – 8 – 10 Lordship Lane, SE22 8HN (see pages 51 – 57)

Proposal: Erection of two fascia and one projecting sign (projecting sign and one fascia illuminated).

The planning officer introduced the report and responded to questions from Members.

Representations were heard from a Ward Councillor (Cllr Richard Thomas).

RESOLVED: That planning application be deferred to obtain further information concerning the size and weight of the projected

and to establish how long the illuminated sign be left on and the distance from the Halifax projected sign.

At this point of the meeting the Chair agreed to vary the order of items on the agenda.

Item 6/9 – Full Planning Permission – 153 Barry Road, SE22 0JP (see pages 81 – 92)

Proposal: Re-development of land to the rear of 153 Barry Road to provide 3 new build houses single storey and a new access road. Outline Application assessing only siting of the dwellinghouses. (Resubmission).

The planning officer introduced the report and responded to questions from Members.

Representations were heard from a spokesperson for the objectors (Friern Rd/Barry Rd residents) and the applicant's agent.

RESOLVED: That planning permission be refused on the grounds of loss of amenity, height and massing of the proposed development.

Item 6/6 – Full Planning Permission – 43 Mount Adon Park SE22 0DS (see pages 58 – 63)

Proposal: Three storey extension on lower ground, upper ground and first floor to rear of property as extension to existing residential accommodation (re-submission).

The planning officer introduced the report.

Representations were heard from the applicant's agent.

No objectors were present.

RESOLVED: That planning permission be granted.

Item 6/7 – Full Planning Permission – 34 Lordship Lane, SE22 8HJ (see pages 64 – 71)

Proposal: Conversion of first and second floors to provide two self contained flats and erection of a new rear dormer window extension at roof level.

The planning officer introduced the report.

Representations were heard from the applicant's agent.

RESOLVED: That planning permission be granted subject to an additional condition in respect of obscure glazing to protect the amenity of the neighbouring residential properties.

Suggested condition:

The proposed dormer windows on the rear elevation of the building 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.

Reason

In order to protect the privacy and amenity of the occupiers and users of the adjoining properties on East Dulwich Grove from undue overlooking in accordance with Policy 3.2 'Protection of Amenity' of the Emerging Southwark Plan 2007 and Policy E.3.1 'Protection of Amenity' of the Southwark Unitary Development Plan.

Item 6/8 – Full Planning Permission – 124 Croxted Road, SE21 8NR (see pages 72 – 80)

Proposal: Conversion of single residential property into 5 self contained flats (3 x 2 bed & 2 x 1 bed) with alterations and extension to the rear ground floor, division of garden, installation of roof light and alterations to fenestration.

The planning officer introduced the report.

Representations were heard from an objector and the applicant's agent.

RESOLVED: That planning permission be granted subject to two additional conditions to maintain the front garden hedge and to harvest rainwater in the rear garden.

Reason

Prior to the occupation of the ground floor units a method for collection of rainwater for use in the garden shall be installed and retained for the duration of the use.

Reason

To reduce water wastage in compliance with Policy 3.4 Energy Efficiency of the Emerging Southwark Plan January 2007 and the Council's Draft Resources Supplementary Planning Guidance (2002).

The meeting ended at 11.10pm

CHAIR:

DATE: