

**Minutes of a meeting of the Development Control Committee
held 2nd April 2014 at Pippbrook, Dorking
from 7.00pm to 10.35pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Stella Brooks, Derrick Burt, Mary Cooper, Rosemary Dickson, Raj Haque, Phil Harris, Paula Hancock, Valerie Homewood, Tessa Hurworth, Bridget Lewis-Carr, Tim Loretto, David Mir, John Muggeridge, David Sharland, Philippa Shimmin and Kathryn Westwood.

136. Minutes

RESOLVED: That the Minutes of the meeting held on 5th March 2014 be approved as a correct record and signed by the Chairman.

137. Apologies for Absence

Apologies for absence were received from Councillors Simon Ling, John Northcott, David Preedy and Caroline Salmon

138. Disclosure of Interests

Councillor Emile Aboud:-

- a non-pecuniary interest in item 2 as a member of the Fetcham Residents Association and has met with the residents of the site.

Councillor Mary Cooper declared:-

- a non-pecuniary interest in items 6 and 8 as a member of the Ashted Residents Association.

Councillor Paula Hancock declared:-

- a non-pecuniary interest in items 6 and 8 as a member of the Ashted Residents Association.

Councillor Phil Harris declared:-

- a non-pecuniary interest in item 9 as a member of the Bookham Residents Association.

Councillor Valerie Homewood declared:-

- a non-pecuniary interest in items 1 and 7 as she has met with the applicants.

Councillor Raj Haque declared:-

- a non-pecuniary interest in item 2 as a member of the Fetcham Residents Association.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in item 8 as he was acquainted with a number of people who have made representations.

Councillor Bridget Lewis-Carr declared:-

- an interest in item 2 that she considered she had fettered her discretion and advised that she would withdraw from the meeting and took no part in the discussion or decision on this item.

Councillor David Mir declared:-

- a non-pecuniary interest in item 1 as he has met with the applicants.

Councillor John Muggeridge declared:-

- a non-pecuniary interest in item 7 as he has met with the applicants.

Councillor David Sharland declared:-

- a non-pecuniary interest in item 2 as he was a member of the Leatherhead Residents Association and has met with people who have made representations.

Councillor Philippa Shimmin declared:-

- a non-pecuniary interest in item 1 as he has met with the applicants.
- an interest in item 2 as she considered she had fettered her discretion and advised that she would withdraw from the meeting and took no part in the discussion or decision on this item.

139. Application MO/2013/1449 – Conversion of existing building to 1 No. residential dwelling: Plot on east side of Vann Farm Road, Ockley, Surrey (Item 4)

Members noted that the Surveyor's report had been received but the findings do not wholly accord with the level of work described by the applicant. The Committee agreed to defer consideration of this application to give the applicant sufficient time to respond.

RESOLVED: That application MO/2013/1449 be deferred to a future meeting.

140. Application MO/2014/0124 – Erection of a facility for storage and shelter from inclement weather conditions and simple modern archway and monument: The Queen’s Memorial Garden, Pasturewood Road, Holmbury St.Mary, Dorking, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 10 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from, Paul Hartman, a local resident, who spoke in objection to the application, and Keith Montague, Charity Secretary at Queen’s Memorial Garden Charity, who spoke on behalf of the applicant.

The Committee discussed this application in full and noted the residents concerns over the introduction of a permanent shed and other structures to the site which were considered unsightly in the context of AONB. Members, expressed their appreciation over the benevolent motives of the applicant, however, some Members agreed that the woodland was rapidly losing its natural attractiveness and tranquillity as the chosen design and structures created a more domestic setting and progressively suburbanised the site. Furthermore, it was argued that these changes and the potential increase of visitors to the site would be an adverse impact on wildlife as a result of loss of natural habitat. A motion to refuse this application on these grounds was proposed and lost.

To address concerns over the number of structures already placed in the site, Members have agreed to add an informative to ask that no further development on the site. It was also agreed that the structures, and in particular the shed, should be stained in a natural woodland colour so it would blend naturally with the environment.

RESOLVED: That permission be granted in respect of application no. MO/2014/0124 subject to the conditions and informative detailed in the report, together with the following deleted, additional and amended conditions, and additional informative.

Deleted Condition

Delete Condition 1.

Additional Condition

1. The development hereby permitted shall be begun before expiration of three years from the date of this permission.

Reason: to comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

Amended Conditions

4. to add: ‘With regard to the walls they shall be stained dark brown or black.’
6. The Building hereby permitted shall be used only for purposes to support the outdoor recreation on the site and no part shall be used for habitable accommodation.

Reason: To protect the amenities of the locality in accordance with policy REC11 of the Mole Valley Local Plan, policy CS13 of the Mole Valley Core Strategy and the advice of the National Planning Policy Framework.

Additional Informative

3. The Development Control Committee noted that, while there had been changes to the site, on balance, they did not amount to a material change of use. However it was considered that any further works, even of a minor nature, may alter this situation and the applicant is strongly advised to contact the Planning Department to discuss any future proposal for the site

(N.B. Counted vote on the decision of the Committee –16 for, 1 against)

141. **Application MO/2013/1179 – The use of land for the permanent stationing of caravans for residential purposes for 4 No. gypsy pitches together with the formation of additional hard standing and relocated stables ancillary to that use in accordance with Appeal decisions APP/C3620/A/12/2169062, 2169066 and 2169068; APP/C3620/C/12/2172090, 2172094, 2172095, 2172099, 2172104, 2172106, 2172116 and 2172145: Land off River Lane, Leatherhead, Surrey (Item 2)**

The Committee considered the report set out on pages 11 to 89 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from, Sue Wood, a local resident, and Brian Mellor, on behalf of the Fetcham Residents' Association who both spoke in objection to the application, and Jenny Moore, representing the Travellers, and Nathaniel Green, the agent, both spoke in support of the application.

Members noted that the application had been submitted by a group of people, one of whom had not been a party to the previous appeals and so who did not have the benefit of the temporary planning consent.

The Committee discussed this application in detail, and some Members expressed their concerns over the impact the move might have on the wellbeing of the concerned families and their children who were well established in local schools and in the community. Members were also cognisant of the fact that the Council has yet to allocate suitable land in the District for the Gypsy and the Traveller community. A motion to approve this application on these grounds (Mole Valley Core Strategy policies CS1 and CS5) was proposed and lost.

(N.B. Recorded vote on the decision of the Committee on motion:

For: Councillors: Tim Loretto and Philippa Shimmin

Against: Councillors: Emile Aboud, Stella Brooks, Derrick Burt, Mary Cooper, Margaret Cooksey, Rosemary Dickson, Raj Haque, Paula Hancock, Phil Harris, Valerie Homewood, Chris Hunt, Tessa Hurworth, David Mir, John Muggeridge, David Sharland and Kathryn Westwood)

RESOLVED: That permission be refused in respect of application no. MO/2013/1179 for the reasons detailed in the report.

(N.B. Recorded vote on the decision of the Committee:

For: Councillors: Emile Aboud, Stella Brooks, Derrick Burt, Mary Cooper, Margaret Cooksey, Rosemary Dickson, Raj Haque, Paula Hancock, Phil Harris, Valerie Homewood, Chris Hunt, Tessa Hurworth, David Mir, John Muggeridge, David Sharland and Kathryn Westwood
Against: Councillors: Tim Loretto and Philippa Shimmin)

142. Application MO/2014/0075 – Erection of new house and garage following removal of existing: Vann Croft, Friday Street, Ockley, Dorking, Surrey (Item 3)

The Committee considered the report set out on pages 90 to 99 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from, Lawrence Wallford, local resident and Jo Page, on behalf of Ockley Parish Council, both spoke in objection to the application, and Tim Rodway, Planning Consultant, who spoke on behalf of the applicant.

RESOLVED: That permission be granted in respect of application no. MO/2014/0075 subject to the conditions and informative detailed in the report, together with the following additional informative.

Additional Informative

2. In the interests of sustainability and the reduction of waste your attention is drawn to the desirability of recycling building materials wherever possible. The demolition or dismantling of structures on the site should be considered as part of the development process to maximise the reuse or recycling of materials rather than disposal as waste.

For further information about re-use and recycling of building materials, the applicant is advised to ring the Surrey County Council Contact Centre on 03456 009009.

The applicant is advised that under the Wildlife and Countryside Act 1981 it is an offence to kill or injure bats, to disturb them when roosting, to destroy roosts or to block entrances to roosts. If evidence of the presence of bats is found, advice should be sought immediately from Natural England on steps which can be taken to avoid contravention of the above Act.

Any investigations should be carried out by a licensed bat worker. For information about such licence holders in the local area, the applicant is advised to contact Ross Baker, Surrey Bat Group, c/o Surrey Wildlife Trust, School Lane, Pirbright, Woking, Surrey, GU24 0JN (01483 795440).

143. Application MO/2013/1645 – Conversion and subdivision of Listed Building to form 2 No. dwellings and construction of a terrace of 3 No. dwellings and 2 No. double detached car ports with associated parking, landscaping and access: Kings Arms, Stane Street, Ockley, Dorking, Surrey (Item 5)

The Committee considered the report set out on pages 109 to 118 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be refused in respect of application no. MO/2013/1645 for the reasons detailed in the report.

144. Application MO/2013/1627 – Erection of terrace of 3 No. dwellings with associated parking following demolition of existing dwelling: 147, Barnett wood Lane, Ashtead, Surrey (Item 6)

The Committee considered the report set out on pages 119 to 128 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2013/1627 subject to the conditions and informatives detailed in the report together with the following deleted condition:

Deleted Condition

Delete condition 10 as it was duplication of condition 3 (d).

145. Application MO/2014/0148 – Demolition of existing bungalow and construction of a new two storey detached house and new detached double garage: Glebe Lodge, Wheelers lane, Brockham, Betchworth, Surrey (Item 7)

The Committee considered the report set out on pages 129 to 136 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0148 subject to the conditions and informative detailed in the report together with the following deleted condition:

Deleted Condition 8.

146. Application MO/2014/0028 – Erection of a two storey front/side and single storey side extensions and insertion of 2 No. dormer windows to front to create rooms in roof space: 256, Barnett wood Lane, Ashtead, Surrey (Item 8)

The Committee considered the report set out on pages 137 to 146 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0028 subject to the conditions and informative detailed in the report together with the following additional condition:

Additional Condition

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that Order with or without modification), no windows, dormer windows, glazed openings, or roof lights other than those expressly authorised by this permission shall be constructed.

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

147. Application MO/2014/0138 – Change of use from retail (Use Class A1) to cycle café (Use Class A3): 8 Grove Corner, Lower Shott, Bookham, Leatherhead, Surrey (Item 9)

The Committee considered the report set out on pages 147 to 152 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0138 subject to the conditions and informatives detailed in the report together with the following amended and additional conditions, and additional informative.

Amended Condition

3. Details of the extraction system to control fumes and smells shall be submitted to and approved, in writing, by the Local Planning Authority before occupation & such details once approved, shall be installed prior to the commencement of the first use.

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

Additional Condition

5. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cycles to be parked. The cycle parking area shall be used and retained exclusively for its designated purpose.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV5.

Additional Informative

4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of cycle parking facilities for which a licence must be sought from the Highway Authority Local Highway Service Group.

148. Application MO/2014/0056- Removal of grass verge and installation of dropped curb with concrete surfacing and a set of 1.8 metre high gates: Grass verge adjacent to railway fencing, Cowslip Lane, Mickleham, Surrey (Item 10)

The Committee considered the report set out on pages 153 to 157 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/0056 subject to the conditions and informative detailed in the report.

149. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate.

Chairman.....

Date.....