

**Minutes of the Development Control Committee
held on 5 April 2017 at Pippbrook, Dorking
7.00pm to 10.20pm**

Present: Councillors:

Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Rosemary Dickson, James Friend, Raj Haque, Metin Huseyin, Duncan Irvine, Howard Jones, Malcolm Ladell, Simon Ling, Tim Loretto, Claire Malcolmson, John Muggeridge, Jatin Patel, Peter Stanyard, Clayton Wellman.

Substitutions: David Hawksworth (for Patricia Wiltshire).

127. Minutes

RESOLVED: That the Minutes of the meeting held on 1 March 2017 be approved as a correct record and signed by the Chairman.

128. Apologies for Absence

Apologies for absence were received from Councillors Joe Crome, Mary Huggins, and Patricia Wiltshire.

129. Disclosure of Interests

All Councillors present declared:

- a non-pecuniary interest in item 1 as all Members know 2 of the speakers.

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item 1 as they know objectors and they were a member of the Dorking Preservation Society.
- a non-pecuniary interest in item 9 as they have a relative who works with an associate of the architects involved in the application. (Member will leave the chamber for the item discussion).

Councillor Rosemary Dickson declared:

- a non-pecuniary interest in item 4 as they had met with the owners of neighbouring properties.

Councillor James Friend declared:

- a non-pecuniary interest in item 5 as they were an officer of the Mole Valley Conservative association - based in Barnett Wood Lane, Ashted.

Councillor Raj Haque declared:

- a non-pecuniary interest in item 2 as they had received a letter from a resident.
- a non-pecuniary interest in item 7 as they had spoken to the manager of the Scout Hut regarding the application.

Councillor Metin Huseyin declared:

- a non-pecuniary interest in item 1 as they had received correspondence from an objector.
- a non-pecuniary interest in item 8 as they are a neighbour to the application site.

Councillor Duncan Irvine declared:

- a non-pecuniary interest in items 4 they had had a phone conversation with the applicant and visited the site.

Councillor Simon Ling declared:

- a non-pecuniary interest in item 1 as they know a speaker.
- a non-pecuniary interest in items 3, 5 and 6 as they were a member of the Ashtead Residents Association.
- a non-pecuniary interest in item 5 as they know a number of objectors and have spoken to one of them.

Councillor Tim Loretto declared:

- a non-pecuniary interest in item 1 as they have received letters from objectors and are acquainted with speakers 1 and 2.
- a non-pecuniary interest in item 2 as they have received correspondence on the item.
- a non-pecuniary interest in item 4 as they have received correspondence on the item.

Councillor Claire Malcolmson declared:

- a non-pecuniary interest in item 1 as they have received a letter from an objector and know 2 of the speakers, they have made a site visit and spoken to members of the bowls club.
- a non-pecuniary interest in item 4 as they have received letters from objectors.

Councillor John Muggeridge declared:

- a non-pecuniary interest in item 1 as they know 2 of the speakers.

Councillor Peter Stanyard declared:

- a non-pecuniary interest in items 3, 5 and 6 as they were a member of the Ashtead Residents Association.

Councillor Clayton Wellman declared:

- a non-pecuniary interest in item 1 as they have received a letter from an objector and know 2 of the speakers, they have made a site visit and spoken to members of the bowls club.
- a non-pecuniary interest in item 4 as they have received letters from objectors.

130. Item 1: Application MO/2016/1691

Erection of 6 no. dwellings following demolition of existing buildings.

Velgrad, Mill Hill Lane, Brockham RH3 7LS

Speakers: **Representing Local Residents - OBJECTOR**
Roger Abbott – Local Objector

Brockham Parish Council
Parish Councillor Maurice Homewood, Vice Chairman of Brockham Parish Council

Applicant - SUPPORT
Spencer Copping of WS Planning

The Committee considered the report set out on pages 1 to 17 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Councillor Paul Potter as Ward Member spoke to the committee regarding the application.

Issues debated included the lighting of the access to the property, safety of pedestrians and other users of the access, and character of the area. A motion to refuse under policies ENV22 and MOV2 was proposed and seconded. The members debated the motion.

The policies suggested for refusal were considered by Gary Rhoades-Brown – Development Manager. Policies CS13 and CS14 were mentioned to cover character protection. Proposer and seconder agreed with Mr Rhoades-Brown.

The Chairman invited the Members to vote on the motion to refuse:

For 11 – Against 2 - Abstentions 3

RESOLVED: that the application be **REFUSED** on policies ENV22, MOV2, CS13 and CS14.

131. Item 2: Application MO/2016/1938

Demolition of existing property and construction of 1 no. detached house and 2 no. bungalows with associated parking/garages using existing access off Guildford Road.

White Gates and land to rear of Beech Holt, Guildford Road, Fetcham, Leatherhead, Surrey KT22 9DP

Speakers: **Representing Local Residents - OBJECTOR**
Clive Yearsley of 17 Arbour Close, Fetcham (lives to rear of the development)

Fetcham Residents Association
Richard Bradfield of Fetcham Residents Association

Applicant - SUPPORT
Malcolm Jux of Amasia Architects

The Committee considered the report set out on pages 18 to 38 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Issues debated included the character of the area, size of the proposed gardens, design of the dwellings and the inspector's comments from the previous appeal. A motion to refuse under policies CS12, ENV17, ENV22 and ENV23 was proposed and seconded. Policy MOV2 was also muted as a reason to refuse. The members debated the motion.

The policies suggested for refusal were considered by Gary Rhoades-Brown – Development Manager. Policy MOV2 was not considered to be relevant. Proposer and seconder agreed with Mr Rhoades-Brown.

The Chairman invited the Members to vote on the motion to refuse:

For 15 – Against 1 – Abstentions 1

RESOLVED: that the application be **REFUSED** on policies CS12, ENV17, ENV22, ENV23 and NPPF.

132. Item 3: Application MO/2017/0013

Erection of 2 no. semi detached houses with associated parking, following removal of existing property.

39 Oakfield Road, Ashted, Surrey KT21 2RD

The Committee considered the report set out on pages 39 to 52 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

For 15 – Against 0 – Abstention 1

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

133. Item 4: Application MO/2017/0107

Erection of one dwelling with associated parking, adjacent to existing dwelling.

21 Clinton Road, Leatherhead, Surrey KT22 8NU

The Committee considered the report set out on pages 53 to 65 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The issues debated included the impact of the development on the neighbouring property. A motion to refuse under Policies ENV22, ENV23 and ENV24 was proposed and seconded. The members debated the motion.

The policies suggested for refusal were considered by Gary Rhoades-Brown – Development Manager. Policies ENV23 and ENV24 was not considered to be relevant. Proposer and seconder agreed with Mr Rhoades-Brown.

The Chairman invited the Members to vote on the motion:

For 7 – Against 8 – Abstention 2

The Chairman invited the Members to vote on the application as submitted:

For 7 – Against 7 – Abstention 3

The Chairman exercised a casting second vote. The final vote was therefore:

For 8 – Against 7 – Abstentions 3

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

134. Item 5: Application MO/2016/2050

Erection of 2 no. detached houses and 2 no. flats with associated facilities following demolition of existing.

156 Barnett Wood Lane, Ashted KT21 2LP

The Committee considered the report set out on pages 66 to 80 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

For 12 – Against 0 – Abstentions 5

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

135. Item 6: Application MO/2016/2058

Erection of detached 2 no. bedroom dwelling with parking and associated works following the demolition of existing double garage.

158 Craddocks Avenue, Ashted, Surrey KT21 1NX

The Committee, having considered the report set out on pages 81 to 92 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting, raised no further issues on the application.

The Chairman invited the Members to vote on the application as submitted:

All agreed to permit.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

136. Item 7: Application MO/2016/2031

Erection of new Scout Headquarters with associated landscaping and parking following demolition of existing Scout Hut.

1st Fetcham Scout Group, Cock Lane, Fetcham, Leatherhead, Surrey KT21 9ZZ

The Committee, having considered the report set out on pages 93 to 100 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. Issues debated included anti social behaviour, security and CCTV as a protective arrangement.

The Chairman invited the Members to vote on the application with an additional informative relating to the provision of CCTV:

All agreed to permit.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. An additional informative regarding CCTV will be added to the decision notice.

137. Item 8: Application MO/2017/0035

Change of Use of 1st and 2nd floor from office use (Use Class B1(a)) to residential (Use Class C3) and erection of a mansard roof extension to create 6 no. residential units.

4 Bridge Street, Leatherhead, Surrey KT22 8BZ

The Committee considered the report set out on pages 101 to 108 of the agenda together with other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

138. Item 9: Application MO/2016/1889

Demolition of existing swimming pool building, five courts and associated plant / structures to allow erection of replacement swimming pool building together with extension to existing sports hall and associated landscaping works.

St Johns School, Epsom Road, Leatherhead, Surrey KT22 8SP

The Committee considered the report set out on pages 109 to 121 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

139. Appeal Decisions

The Chairman drew the attention of the Committee to the decisions made by the Planning Inspectorate and Court of Appeal listed in the agenda.

Signed:

Chairman.....

Date.....