

**Minutes of a meeting of the Development Control Committee  
held 6<sup>th</sup> August 2014 at Pippbrook, Dorking  
from 7.00pm to 10.15pm**

Present: Councillors Margaret Cooksey (Vice-Chairman in the Chair), Emile Aboud, John Chandler (substitute for Jatin Patel), Mary Cooper (substitute for Peter Stanyard), Raj Haque (substitute for Stella Brooks) Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Tim Loretto, David Mir, John Muggeridge, John Northcott, David Preedy, Sarah Seed, Philippa Shimmin and Charles Yarwood (substitute for Rosemary Dickson)

Also present: Councillor David Draper, Member for Dorking North

**12. Minutes**

**RESOLVED:** That the Minutes of the meeting held on 2<sup>nd</sup> July 2014 be approved as a correct record and signed by the Chairman.

**13. Apologies for Absence**

Apologies for absence were received from Councillors Stella Brooks, Rosemary Dickson, Chris Hunt, Simon Ling, Jatin Patel and Peter Stanyard.

**14. Disclosure of Interests**

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 8 as he was a member of Fetcham Residents Association.

Councillor Mary Cooper declared:-

- a non-pecuniary interest in Item 3 as she was a member of Ashtead Residents Association.

Councillor Raj Haque declared:-

- a pecuniary interest in Item 1 as he received rental income from Q.E.F.

Councillor Howard Jones declared:-

- a non-pecuniary interest in Item 1 as he knew tenants at Q.E.F. and had been on a tour of the facility.

Councillor Bridget Lewis Carr declared:-

- a non-pecuniary interest in Item 1 as she was familiar with a few tenants at Q.E.F. and she was also a member of the Leatherhead Residents Association.

Councillor Tim Loretto declared:-

- a non-pecuniary interest in Item 1 as he had visited the Q.E.F. on a number of occasions.

Councillor David Mir declared:-

- a pecuniary interest in Item 2 as he worked for the applicant.

Councillor John Northcott declared:-

- non-pecuniary interests in Items 1 and 3 as a Member of the Ashted Residents Association, his wife volunteered at the Q.E.F. and he knew the High Sheriff from his time as Chairman of Mole Valley, who was the Chairman of the Board of Trustees.

Councillor Sarah Seed declared:-

- non-pecuniary interests in Items 4 and 8 as a Member of the Fetcham Residents Association

Councillor Philippa Shimmin declared:-

- a non pecuniary interest in Item 4 as she was on the Board of Directors for Circle Housing.

At this point, the Chairman indicated that she would be changing the order of business on the agenda to consider Item 4 – MO/2014/0705 first.

#### **15. Application MO/2014/0705 – Rough Rew, Dorking**

The Committee considered the report set out on pages 62 to 71 of the agenda together with further material set out on the addendum sheet.

Officers explained that due to issues with the provision of additional parking on the estate, it was recommended that this item be deferred.

**RESOLVED:** That application MO/2014/0705 be deferred.

#### **16. Application MO/2014/0322 – Outline phased re-development of the site, comprising demolition of all the buildings and erection of new buildings, hard standing, pedestrian, cycle and vehicular access, circulation and parking, landscaping, infrastructure and ground remodelling, in accordance with submitted parameter plans which specify the proposed layout, ground levels, building height, building plots and access and circulation, landscaping strategy and areas of new tree planting and phasing. The erection of buildings shall be up to for 4,470 square metres of Class C2 residential institution and up to 76 dwellings totalling 9,255 square metres. Detailed application for phase one of the scheme, comprising demolition of existing buildings and erection of No.2 buildings, totalling 4,055 square metres comprising Class C2 residential institution comprising trade skills and accommodation, associated access landscaping and infrastructure. These 2 buildings are in addition to the buildings referred to in the outline application : Queen Elizabeth foundation for Disabled People, Woodlands Road, Leatherhead, Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 41 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee asked a number of questions to Officers on issues such as noise exposure, development of the Green Belt, sustainability and provision of affordable housing.

A motion was proposed to defer consideration of the application, as some Members felt that more time was needed for consideration of issues relating to reasons for refusal 4 and 5, i.e. further consideration of issues of noise and ecology. The draft conditions and legal agreement would be brought to a future meeting.

**RESOLVED:** That application MO/2014/0322 be deferred.

**17. Application MO/2014/0712 – Erection of horsewalker with associated works: Coast Crockers Farm, Abinger Road, Coldharbour, Dorking, Surrey (Item 2)**

The Committee considered the report set out on pages 42 to 50 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/2014/0712, subject to the conditions and informative detailed in the report together with the following amended and additional conditions.

Additional conditions

9. No additional structures or fencing shall be installed on the site without the prior permission, in writing, of the Planning Authority.

Reason: To preserve the visual amenity of the area in accordance with policy CS13 of the Mole Valley Core Strategy.

10. The horse walker hereby permitted shall not be used outside of the hours of 8.00am to 8.00pm between the months of May and August and shall not be used outside of the hours of 8.00am to 4.00pm between September and April.

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.

**18. Application MO/2014/0442 – Erect two detached dwellings, associated car parking and landscaping following removal of existing property: 14, Harriotts Lane, Ashtead, Surrey (Item 3)**

The Committee considered the report set out on pages 51 to 61 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That subject the receipt and assessment of consultation response from Surrey Wildlife Trust and the submission of a satisfactory legal obligation to secure the payment of the required Planning Infrastructure Contribution and the Affordable housing Contributions by 27<sup>th</sup> August 2014, or any such later date to be agreed in writing with Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives detailed in the report together with the following additional informative.

In connection with Condition 14 it is expected that the details for the parking of vehicles during the construction of the dwellings shall provide for the parking of all vehicles within the development site and off the road.

**19. Application MO/2014/0562 – Upgrade air conditioning systems, relocate outdoor units from roof to alcove at rear of store (Item 5)**

The Committee considered the report set out on pages 60 to 71 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Councillor David Draper, Member for Dorking North, spoke at the meeting and asked Officers to assist locals residents with any further issues experienced in relation to this matter.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/0562 subject to the conditions detailed in the report.

**20. Application MO/2014/0535 – Construction of forestry access and turning area: Land between Horsham Road and railway land near Clockhouse Brickworks, Horsham Road, Capel, Dorking, Surrey (Item 6)**

The Committee considered the report set out on pages 77 to 89 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/0535, subject to the conditions detailed in the report.

**21. Application MO/2014/0594 – Renewal of extant planning permission MO/2011/0396 in respect of the erection of a single storey rear extension: Givons Manor, Givons Grove, Leatherhead, Surrey (Item 7)**

The Committee considered the report set out on pages 83 to 89 of the agenda together with the further matters discussed at the meeting.

A motion was proposed to refuse permission, but was not carried.

Officers would discuss the possibility of one-way glass with the Agent.

*(Counted vote on motion to refuse permission – 2 in favour, 12 against.)*

**RESOLVED:** That permission be granted in respect of application no. MO/2014/0594, subject to the conditions and informatives detailed in the report.

*(Counted vote to grant permission – 12 in favour, 2 against.)*

**22. Application MO/2014/0836– Erection of replacement dwelling and detached garage: Peacedene, Cobham Road, Fetcham, Leatherhead, Surrey (Item 8)**

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.

A motion was proposed to grant permission, but was not carried.

*(Counted vote on motion to grant permission – 6 in favour, 7 against.)*

**RESOLVED:** That permission be refused in respect of application no. MO/2014/0836 for the reasons detailed in the report.

*(Counted vote to refuse permission – 7 in favour, 5 against.)*

**23. Appeal Decisions**

The Committee noted the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....