

**Minutes of a meeting of the Development Control Committee
held 3rd September 2014 at Pippbrook, Dorking
from 7.00pm to 09.05pm**

Present: Councillors Chris Hunt (Chairman), Emile Aboud, Stella Brooks. Rosemary Dickson, David Draper (Substitute for Margaret Cooksey), Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Tim Loretto, David Mir, John Muggeridge, John Northcott, Jatin Patel, David Preedy, Sarah Seed, Philippa Shimmin and Peter Stanyard.

Also Present: Councillor Lynne Brooks

13. Minutes

RESOLVED: That the Minutes of the meeting held on 6th August 2014 be approved as a correct record and signed by the Chairman.

14. Apologies for Absence

Apologies for absence were received from Councillor Margaret Cooksey

15. Disclosure of Interests

Councillor Emile Aboud declared:-

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

Councillor Chris Hunt declared:-

- a non-pecuniary interest in Item 5 as he was a member of the Conservative Group who regularly met at a location near the proposed site.

Councillor David Preedy declared:-

- a non-pecuniary interest in Item 2 as he was a member of the Headley Parish Council, and knew a number of neighbours of the site.

Councillor Sarah Seed declared:-

- non-pecuniary interest in Item 1 as a Member of the Fetcham Residents Association

16. Application MO/2014/0897 – Erection of 5 No. dwellings with associated landscaping, access and parking following demolition of 2 No. existing dwellings: 13-15, Lower Road, Fetcham, Leatherhead, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 20 of the agenda together with further material set out on the addendum sheet.

Councillor Lynne Brooks, Ward Councillor for Fetcham East, addressed the Committee in respect of the application.

The Committee considered the application in full, and some Members felt that the proposal to have a negative impact upon the character of the area including neighbouring amenities. It was argued that the proposed layout would result in overdevelopment of the site, in a cramped form, and that the houses should be limited to two storeys . A motion to refuse this application on the grounds of causing harm to the local amenity of neighbouring residents, in conflict with the Mole Valley Core Strategy, CS1, CS3, CS12-CS15 and ENV22, ENV23, ENV24 was proposed and lost.

(N.B. Counted vote on the decision of the Committee on motion – 3 for and 15 against)

RESOLVED: That subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing and Planning Infrastructure Contributions by 5th September 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives set out in the report, together with the following amended and additional conditions, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse for the appropriate reasons.

Amended Conditions

6. Prior to the first occupation of the development hereby permitted, the recommendations set out within the applicant's ecological survey (Aspect Ecology) dated May 2014 and submitted in support of the application shall be carried out in full.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV13 and policy SC15 of the Mole Valley Core Strategy.

7. No site clearance, deliveries, preparation, or construction work shall take place outside the hours of 7.30am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays, and no work shall take place on Sundays or Bank or Public Holidays.

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.

14. If, during construction, contamination not previously identified is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure the proper investigation and, where necessary, remediation of the site in the interests of the amenities of the locality and the future occupants of the development in accordance with Mole Valley Local Plan policy ENV69.

Additional Conditions

16. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions within Schedule 2, Part 1, Classes A, B, or C to any dwelling hereby permitted shall be erected.

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.

17. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the

Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- v. wheel washing facilities
- vi. measures to control the emission of dust and dirt during construction
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: To protect the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

(N.B. Counted vote on the decision of the Committee – 15 for and 0 against)

17. Application MO/2014/1017 – Erection of 1 No dwelling following demolition of existing stables: Tumber Livery, Tumber Street, Headley, Surrey (Item 2)

The Committee considered the report set out on pages 21 to 32 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee debated the proposal in full, and some Members felt that the development was inappropriate in the setting due to its size and bulk. Some concerns over flooding and traffic movements were also raised. A motion to refuse this application for these reasons and , in conflict with the Mole Valley Core Strategy, CS1, CS13, and ENV23 was proposed and lost.

(N.B. Counted vote on the decision of the Committee on motion – 9 for and 10 against)

Members agreed to add an informative regarding delivery of materials and components to protect the local amenities and trees.

RESOLVED: That subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing and Planning Infrastructure Contributions by 19th September 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives set out in the report, together with the following additional condition, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse for the appropriate reasons.

Additional condition

19. Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no building or enclosure, swimming or other pool, within Schedule 2, Part 1 Class E, shall be carried out on the land the subject of this planning permission.

Reason: To protect the character and amenities of this rural area, in accordance with the advice contained in the National Planning Policy Framework and policy CS13 of the Mole Valley Core Strategy.

Additional Informative

7. The applicant is requested to be be mindful of the constraints of the local road network and to take steps to minimise any damage to the roads, verges and banks from

vehicles making deliveries of materials and components in connection with the build process.

(N.B. Counted vote on the decision of the Committee – 13 for and 5 against.)

18. Application MO/2014/0877 – Erection of one pair of two storey semi-detached houses, 2 No. garages, new access onto Harrow Road East, widening of existing access onto Orchard Road, parking and landscaping following demolition of all existing building on site: Dudley’s Yard, Orchard Road, Dorking, Surrey (Item 3)

The Committee considered the report set out on pages 33 to 44 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing and Planning Infrastructure Contributions by 24th September 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives set out in the report, together with the following amended conditions and additional informative, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse for the appropriate reasons.

Amended conditions

7. 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.

8. No windows, dormer windows or roof lights shall be inserted within the roof or gables of the garage hereby permitted.

Reason: To protect the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22.

17. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained. The boundary treatment shall be completed before the occupation of the development hereby permitted, shall be carried out in accordance with the approved details and thereafter permanently retained as such.

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

Additional Informative

6. The applicants attention is drawn to the requirements of condition 5 and should note that the use of yellow bricks is not acceptable in this location.

19. Application MO/2014/0683 – Erection of two storey extension and associated works, including separate single storey reception extension, new fencing to match existing and rearranged car parking provision: Farmfield Hospital, Farmfield Drive, Charlwood, horley, Surrey (Item 4)

The Committee considered the report set out on pages 45 to 52 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/2014/0683, subject to the conditions and informatives detailed in the report together with the following additional conditions.

Additional Conditions

8. Prior to the commencement of the development, an initial BREEAM assessment report demonstrating that the development is expected to achieve at least BREEAM 'Very Good' standard (or such national measure of sustainability that replaces that scheme) must be submitted to and approved by the Local Planning Authority. The Final BREEAM Certificate certifying that a minimum of 'Very Good' standard has been achieved shall be in place either prior to the first occupation of the development hereby permitted or by a date to be agreed in writing beforehand with the Local Planning Authority.

Reason: In accordance with policy CS19 of the Mole Valley Core Strategy.

9. Prior to commencement of development, details to reduce the carbon emissions of the predicted energy use of the development hereby permitted by at least 10% through the on-site installation and implementation of decentralised and renewable or low-carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the dwelling(s).

Reason: To optimise renewable energy and its conservation, in accordance with policy CS19 of the Mole Valley Core Strategy.

10. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

20. Application MO/2014/1125 – Change of use from retail (Use Class A1) to Osteopath (Use Class D1): 206, Barnett Wood Lane, Ashtead, Surrey (Item 5)

The Committee considered the report set out on pages 53 to 57 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That subject to the receipt of a satisfactory legal obligation to secure the payment of the required Affordable Housing and planning Infrastructure Contributions by 24th September 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informative set out in the report, together with the following

amended condition and additional informative, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse for the appropriate reasons.

Amended Condition

2. The use hereby permitted shall not be open to customers outside the hours of 08.00am to 6pm Mondays to Fridays and 09.00am to 5pm on Saturdays and not to open on Sunday.

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.

Additional Informative

2. The applicant's attention is drawn to the obligations of the Disability Discrimination Act 1995 and to British Standard Code of Practice Design of Buildings and their Approaches to the Needs of Disabled People (BS 8300: 2001) and the Building Regulations 2000: Access to and use of Buildings - Approved Document M (as amended).

Further guidance as to these requirements can be found in:-

Disability Rights Commission - www.equalityhumanrights.com
Centre for Accessible Environments.- www.cae.org.uk Tel: 0207 840 0125

Site Meetings

Members of the Mole Valley Access Group would be willing to meet architects and contractors. Please contact Mole Valley District Council on 01306 885001.

21. Appeal Decisions

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

Chairman.....

Date.....