

**Minutes of a meeting of the Development Control Committee
held 7th May 2014 at Pippbrook, Dorking
from 7.00pm to 9.15pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Valerie Homewood, Tessa Hurworth, Bridget Lewis-Carr, Tim Loretto, David Mir, John Muggerridge, David Preedy, Caroline Salmon, David Sharland and Chris Townsend (substitute for Councillor Mary Cooper).

150. Minutes

RESOLVED: That the Minutes of the meeting held on 2nd April 2014 be approved as a correct record and signed by the Chairman.

151. Apologies for Absence

Apologies for absence were received from Councillors Stella Brooks, Derrick Burt, Mary Cooper, Rosemary Dickson, Simon Ling and John Northcott.

152. Disclosure of Interests

Councillor Emile Aboud declared:-

- a non-pecuniary interest in item 5 as he knew the applicant and considered that he may have fettered his discretion. He advised that he would withdraw from the meeting during the consideration of this item and take no part in the discussion or decision thereon.

Councillor Valerie Homewood declared:-

- a non-pecuniary interest in items 1 and 2 as she was acquainted with the applicant's wife.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in item 6 as she had in the past presented prizes at an annual competition at the Rifle Club.

Councillor Caroline Salmon declared:-

- a non-pecuniary interest in items 1 and 2 as she was acquainted with the applicant's wife.

Councillor David Sharland declared:-

- a non-pecuniary interest in item 6 as a member of Leatherhead Residents' Association.

Councillor Chris Townsend declared:-

- a non-pecuniary interest in item 3 as a member of Ashtead Residents' Association.

153. Application MO/2014/0084 – Erection of 2 No. detached dwellings with associated parking, landscaping and access following demolition of existing building: 12 The Glade, Fetcham, Leatherhead, Surrey (Item 5)

Councillor Emile Aboud declared a non-pecuniary interest in this item as he knew the applicant, but, as he considered that he may have fettered his discretion, withdrew from the meeting during its consideration and took no part in the discussion or decision thereon.

The Committee considered the report set out on pages 39 to 51 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/2013/0084 subject to the conditions and informatives detailed in the report.

(N.B. Counted vote on the decision of the Committee – 7 for, 4 against)

154. Application MO/2014/0098 – Erection of replacement club house and 25 yard firing point building and enclosure of air rifle range: Bookham Rifle Club, Thorncroft Drive, Leatherhead, Surrey (Item 6)

The Committee considered the report set out on pages 52 to 62 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Members sought confirmation that the hours of use would not change from those currently in operation and agreed a condition restricting the hours of use to those currently permitted.

RESOLVED: That permission be granted in respect of application no. MO/2013/0098 subject to the conditions and informative detailed in the report and the following additional condition and informative.

Additional Condition

The premises hereby permitted shall be used for shooting only within the following hours:

- Monday to Fridays: 10:00 - 18:00
- Not more than two evenings per week (excluding weekends) 18:00 - 22:00
- Saturdays: 10:00 - 17:00
- Sundays: 10:00 - 13:00
- No other use of the club can be carried out outside the hours of 09.00 -23:00 on any day except in the event of an emergency or for security reasons

Reason: In the interest of the amenities of nearby residential properties in accordance with policy ENV22 of the Mole Valley Local Plan

Additional Informative

2. The applicant is reminded of their obligations under the Firearms License with regard to safety measures to be put in place and to contact Surrey Police Firearms Licensing Team for any further advice.

155. Application MO/2013/1527 – Conversion of existing building to 6 No. flats with associated parking: 10 North Street, Dorking, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 11 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members were concerned that the parking provided would be insufficient for the proposed number of flats and also felt that it was an inappropriate use of space within a listed building. A motion to refuse the application on these grounds was accordingly proposed and defeated.

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 15th May 2014 or any such later date agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission in respect of application no. MO/2013/1527 subject to the conditions and informatives detailed in the report and the following additional conditions and informative, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Additional Conditions

16. No development shall start until a Method of Construction Statement, to include details of:

parking for vehicles of site personnel, operatives and visitors
loading and unloading of plant and materials
storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: To protect the amenities of nearby residents in accordance with Mole Valley Local Plan policy ENV22 and 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 MOV2.

17. No site clearance, 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.

Additional Informative

3. The applicant/developer is advised that all bat species found in the UK and their roosts are protected under the Conservation of Species & Habitats Regulations 2010. Under these Regulations it is an offence to kill or injure bats, to disturb them when roosting, to destroy roosts or to block entrances to roosts; in the unlikely event that bats or signs of bats are found during construction, work should stop immediately and

a suitably qualified ecologist or Ross Baker, Surrey Bat Group, c/o Surrey Wildlife Trust, School Lane, Pirbright, Woking, Surrey, GU24 0JN (01483 795440).

(N.B. Counted vote on the motion to refuse – 3 for, 10 against)

156. Application MO/2013/1528 – Conversion of building to 6 No. flats with associated parking and alterations to rear yard wall (application for Listed Building Consent): 10 North Street, Dorking, Surrey (Item 2)

The Committee considered the report set out on pages 12 to 16 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 15th May 2014 or any such later date agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission in respect of application no. MO/2013/1528 subject to the conditions and informatives detailed in the report and the following additional conditions and informative, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Additional Conditions

13. No development shall start until a Method of Construction Statement, to include details of:

parking for vehicles of site personnel, operatives and visitors
loading and unloading of plant and materials
storage of plant and materials

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Reason: To protect the amenities of nearby residents in accordance with Mole Valley Local Plan policy ENV22 and 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 MOV2.

14. No site clearance, 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.

Additional Informative

3. The applicant/developer is advised that all bat species found in the UK and their roosts are protected under the Conservation of Species & Habitats Regulations 2010. Under these Regulations it is an offence to kill or injure bats, to disturb them when roosting, to destroy roosts or

to block entrances to roosts; in the unlikely event that bats or signs of bats are found during construction, work should stop immediately and a suitably qualified ecologist or Ross Baker, Surrey Bat Group, c/o Surrey Wildlife Trust, School Lane, Pirbright, Woking, Surrey, GU24 0JN (01483 795440).

157. Application MO/2013/1345 – Erection of two pairs of semi-detached chalet bungalows (4 No. units in total) with garages, parking, landscaping and new access from the A24 following demolition of existing dwelling: Gwannap Lodge, Ottways Lane, Ashted, Surrey (Item 3)

The Committee considered the report set out on pages 17 to 28 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee expressed concern regarding access and egress from Leatherhead Road, particularly in light of the amount of traffic using that road and the speeds at which it travelled. It was noted that condition 18 would require the provision of sufficient space to allow vehicles to turn so that they entered and left the site in forward gear. Members questioned whether this would be possible in the space available, particularly for large vehicles. The Committee was of the view that the application should be refused on highways grounds and a motion was accordingly proposed and agreed.

RESOLVED: That permission be refused in respect of application no. MO/2013/1345 for the following reasons:

1. No provision has been indicated within the site for the turning and manoeuvring of refuse, delivery and emergency vehicles so that they may enter and leave the site in forward gear in conflict with Mole Valley Local Plan policies ENV22 and MOV2.
2. The proposed access onto the A24 is considered to be in a dangerous location and would be prejudicial to the safety and free flow of traffic on the highway contrary to policy MOV2 of the Mole Valley Local Plan.
3. In the absence of a completed legal agreement, under Section 106 of the Town and Country Planning Act 1990, the proposal fails to provide an infrastructure contribution in accordance with the Council's adopted Code of Practice for Planning Obligations and Infrastructure Provision February 2008 and is therefore contrary to Mole Valley Core Strategy Policy CS17.

Informative

The applicant, or their successor in title, is advised that the reason for refusal above may be overcome were a satisfactory unilateral undertaking to be submitted to secure an infrastructure contribution, in accordance with the adopted Code of Practice for Planning Infrastructure Contributions February 2008.

4. In the absence of a completed legal agreement, under Section 106 of the Town and Country Planning Act 1990, the proposal fails to provide a contribution towards the provision of affordable housing in accordance with the Council's adopted Supplementary Planning Document

'Affordable Housing' and is therefore contrary to Mole Valley Core Strategy policy CS4.

Informative

The applicant, or their successor in title, is advised that the reason for refusal above may be overcome were a satisfactory unilateral undertaking to be submitted to secure a contribution towards the provision of affordable housing.

(N.B. Counted vote on the decision of the Committee – 13 for, 0 against)

158. Application MO/2014/1449 – Conversion of existing building to 1 No. residential dwelling: Plot on east side of Vann Farm Road, Ockley, Surrey (Item 4)

The Committee considered the report set out on pages 29 to 38 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/2014/1449 subject to the conditions and informative detailed in the report.

(N.B. Counted vote on the decision of the Committee – 11 for, 1 against, 1 abstention)

159. Application MO/2014/0101 – Partial change of use from retail to residential to include various internal alterations: 6 Guildford Road, Westcott, Dorking, Surrey (Item 7)

The Committee considered the report set out on pages 63 to 67 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 31st May 2014 or any such later date agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission in respect of application no. MO/2014/0101 subject to the conditions and informative detailed in the report, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

(N.B. Counted vote on the decision of the Committee – 10 for, 1 against, 1 abstention)

160. Application MO/2014/0102 – Partial change of use from retail to residential to include various internal alterations (Listed Building Consent application): 6 Guildford Road, Westcott, Dorking, Surrey (Item 8)

The Committee considered the report set out on pages 68 to 69 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That consent be granted subject to the condition detailed in the report and the following additional conditions and informative.

Additional Conditions

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plans contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

3. Before the development hereby permitted is commenced full details of all proposed extract flues, ventilation systems and meter boxes shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details.

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

Additional Informative

1. The development hereby permitted must be carried out in accordance with the approved plans and specifications unless the prior approval in writing of the Local Planning Authority has been obtained. If changes are proposed you should first contact the Local Planning Authority to obtain the necessary approval. Any changes carried out without permission may render the applicant/developer liable to enforcement, stop notice or other legal proceedings in order to rectify the matter.

161. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate.

162. Urgent Items

- (a) The Chairman advised that Councillors Hurworth, Salmon and Sharland were standing down at the election on 22nd May so this had been their last Development Control Committee meeting. The Chairman thanked the Members for their work on the committee during the 2013/14 Municipal Year and in previous years.
- (b) The Chairman noted that the judgement from the Court of Appeal in relation to Cherkley Court had been received that day and advised that a report on the decision of the Court of Appeal would be provided to the Committee at its next meeting

Chairman.....

Date.....