

Minutes of a meeting of the Development Control Committee held 2nd September 2015 at Pippbrook, Dorking from 7.00pm to 08.24pm

Present: Councillors: Chris Hunt (Chairman), Emile Aboud, Stella Brooks (Substitute for Raj Haque), Rosemary Dickson, David Draper (Substitute for Margaret Cooksey), Mary Huggins, Howard Jones, Malcolm Ladell, Claire Malcomson, Santi Mondejar, Tim Loretto, John Muggeridge, John Northcott, Jatin Patel, Sarah Seed, Philippa Shimmin, Peter Stanyard (Substitute for Simon Ling) and Clayton Wellman.

62. Minutes

RESOLVED: That the Minutes of the meeting held on 5th August 2015 be approved as a correct record and signed by the Chairman.

63. Apologies for Absence

Apologies for absence were received from Councillors Margaret Cooksey, Raj Haque, Simon Ling and David Mir

64. Disclosure of Interests

Members of the Conservative Party also declared a non-pecuniary interest in Item 4 as the site was at close proximity of the Mole Valley and Epsom & Ewell Conservative Association Headquarters.

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 1 as he knew the applicant.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in Item 2 as the previous owners of The Red House made a donation to the Ashtead Conservative party by sponsoring parts of charity events they held in 2011.

Councillor Howard Jones declared:-

- a non-pecuniary interest in Item 2 as the previous owners of The Red House made a donation to the Ashtead Conservative party by sponsoring parts of charity events they held in 2011.
- a non-pecuniary interest in Item 4 as he knew the applicant.

Councillor John Northcott declared:-

- a non-pecuniary interest in Item 1 as he knew the Chairman of the board of trustees of the QEF Foundation.
- a non-pecuniary interest in Item 3 as he was invited to and attended a Christmas function hosted by the previous owners of the establishment.

Councillor Phillipa Shimmin declared:-

- a non-pecuniary interest in Item 3 as she was invited to and attended a Christmas function hosted by the previous owners of the establishment.

- 65. Application MO/2015/0903– The erection of 2 No. buildings, totalling up to 2755 square metres for Use Class C2 (residential institution) comprising an accommodation and rehabilitation block, and a building for the use of the medical engineering and storage, together with associated demolition, car parking, circulation, landscaping and infrastructure: Queen Elizabeth’s Foundation for Disabled People, Leatherhead Court, Woodlands Road, Leatherhead, Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 13 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: That, subject to the satisfactory completion of a Deed of Variation, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives detailed in the report together with the following amended condition.

Amended Condition:

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 1397-00-LL-01, 1547-10-01, 1547-10-02, 1547-10-03, 1547-10-04, 1547-30-03, 1547-XX-XX, 1547-10-05, 1547-20-01, 1547-20-03, 1547-30-02, 1547-20-02, 1547-20-04 and 1547-30-01 contained within the application and no variations shall take place.

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

(N.B. Counted vote on the decision of the Committee – for- unanimous)

- 66. Application MO/2015/1026– Variation of Condition 15 of approved planning permission MO/2010/1296 (allowed on appeal ref: APP/C3620/A/11/2155633/NWF) for erection of extensions to provide 8 No. new bedrooms and associated works following the demolition of ‘Questers’ to allow amendments to new extension ground floor kitchen and dining room, and to ground and first layouts to north-west corner of the existing building in accordance with Drwg Nos.1445/P/100C, 101C, 102B, 103C, 104C, 105C, 110, 113A; 538-300B, 301B, 314A, 330A and 351B: The Red house, 43, Skinners Lane, Ashted, Surrey (Item 2)**

The Committee considered the report set out on pages 14 to 20 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2015/1026 subject to the conditions detailed in the report.

67. Application MO/2015/0848– Erection of single storey extension to ground floor, first floor extension to create Manager’s flat and alterations to landscaping and car parking arrangements: The Jolly farmers, Reigate Road, Buckland, Betchworth, Surrey (Item 3)

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

The Committee discussed this application in full and Members noted the guidance about Green Belt development contained in the National Planning Policy Framework which stated that the construction of new buildings within the Green Belt was inappropriate unless it fell within certain laid down criteria, including the extension or alteration of a building, provided it did not result in disproportionate additions over and above the size of the original building. In addition, the NPPF was also supportive of the rural based economy and the guidance advised Councils to support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings. Members generally agreed to the proposed application in support of rural business and enterprise, however, there were also some concerns over the number of developments that have been carried out at this site, and additional informative was agreed to reflect this.

RESOLVED: That permission be granted in respect of application no. MO/2015/0848 subject to the receipt and consideration of the views of the Environmental Agency, and subject to the conditions and informatives detailed in the report together with the following additional condition and informative.

Additional Condition

19. No tents, marquees or any other form of enclosure shall be erected over the new grass and landscaped area hereby permitted and shown on drawing Nos. 14 and 15 at any time.

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.

Amended Informative

7. The Local Planning Authority, while granting planning permission for this development, considered that, because of its location in Green Belt countryside, further extensions to the property would be considered disproportionate additions over and above the size of the original building and thereby contrary to the advice of the National Planning Policy Framework.

(N.B. Counted vote on the decision of the Committee – 17 for, 1 against)

68. Application MO/2015/0826 – Erection of No. externally illuminated fascia sign and 1 No. internally illuminated projecting sign: 222, Barnett Wood Lane, Ashted, Surrey (Item 4)

The Committee considered the report set out on pages 33 to 37 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2015/0826 subject to the conditions and informative detailed in the report together with the following amended condition.

Amended Conditions

3. The illumination of the fascia and projecting sign shall only take place between the times the takeaway is open to customers, that is 12:00 till 22:00 Monday to Sunday

Reason: In the interests of the visual amenities of the locality in accordance with Mole Valley Local Plan policy ENV36

69. Appeal Decisions

The Committee was asked to note the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....