

**Minutes of a meeting of the Development Control Committee  
held 5<sup>th</sup> February 2014 at Pippbrook, Dorking  
from 7.00pm to 10.26pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Derrick Burt, Mary Cooper, Rosemary Dickson, Phil Harris, Valerie Homewood, Bridget Lewis-Carr, Simon Ling, Tim Loretto, David Mir, John Muggeridge, John Northcott, David Preedy, Caroline Salmon and David Sharland.

Also Present: Councillors Raj Haque and Charles Yarwood.

**108. Minutes**

**RESOLVED:** That the Minutes of the meeting held on 8<sup>th</sup> January 2014 be approved as a correct record and signed by the Chairman.

**109. Apologies for Absence**

Apologies for absence were received from Councillor Stella Brooks

**110. Disclosure of Interests**

Councillor Emile Aboud:-

- a non-pecuniary interest in items 1 and 8 as a member of the Fetcham Residents Association.

Councillor Derrick Burt declared:-

- a non-pecuniary interest in item 5 as he was acquainted with the applicant.

Councillor Mary Cooper declared:-

- a non-pecuniary interest in item 10 as a member of the Ashtead Residents Association.

Councillor Simon Ling declared:-

- a non-pecuniary interest in item 10 as a member of the Ashtead Residents Association.

Councillor John Northcott declared:-

- a non-pecuniary interest in item 10 as a member of the Ashtead Residents Association

Councillor John Muggeridge declared:-

- an interest in item 4 as he considered he had fettered his discretion and advised that he would withdraw from the meeting and took no part in the discussion or decision on this item.

Councillor David Sharland declared:-

- a non-pecuniary interest in items 3, 6 and 7 as he was a member of the Leatherhead Residents Association.

**111. Application TPO/114/5/R – To determine whether a Tree Preservation Order 2013 should be confirmed or otherwise: Woodland East of Mole Road, Fetcham, Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 8 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Councillors Emile Aboud and Raj Haque, Ward Councillors for Fetcham West, addressed the Committee in respect of the application

The Committee discussed this application in full and Members fully supported the Officers' recommendation to issue a Tree Preservation Order on this site in order to protect the remaining trees. Members were very concerned about the state the woodland was left in, and the security issues the scattered logs, debris and untidy stumps posed to local residents, especially young children. In addition, they raised some queries about the fence along the footpath that had been removed to allow access to motorised vehicles.

Members also voiced their concerns over the felling of these trees as not only it downgraded the environment but also threatened the natural habitat of many animals.

**RESOLVED:** That the Tree Preservation Order be confirmed and that:

- The Corporate Head of service for planning write to Surrey County Council regarding replacing or reinstating the fencing along the footpath,
- The Monitoring Officer to write to Surrey County Council Drainage Authority to request the clearance of ditches and the site be secured,
- The Planning Officer to write to the applicant to request clearing of the stream, and
- The Chairman of Development Control Committee to write to the Chairman of the Local Area Committee to request the installation of bollards at the end of footpath to prevent motorised vehicular access.

**112. Application MO/2013/1623 – Alterations to reposition café/seating area to include outside eating area, reduce size of shop and provide new office area: the Pine Shop, 52, The street, Charlwood, Horley, Surrey (Item 2)**

The Committee considered the report set out on pages 9 to 18 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Councillor Charles Yarwood, Ward Councillor for Charlwood, addressed the Committee in respect of the application

**RESOLVED:** That permission be granted in respect of application no. MO/2013/1623 subject to the conditions and informatives detailed in the report, together with the following amended condition

### Amended Condition

3. The cafe and shop shall only operate between the hours of 7.30am and 6.30pm on Mondays to Fridays, 8.30am to 6pm on Saturdays and 10am and 5pm on Sundays and Bank Holidays.

Reason: In order to protect the amenities of nearby residential properties in accordance with Mole Valley Local Plan policies ENV22 and RUD20.

**112. Application MO/2013/1353 – Erection of new detached garage block, new front entrances and external alterations to include rooflights to houses 1, 2 and 3 and associated landscaping: The Chapel, Reigate Road, Leatherhead, Surrey (Item 3)**

The Committee considered the report set out on pages 19 to 31 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members of the Committee raised some concerns about the possibility of installing solar panels on the roof, and a motion to add a condition to remove Permitted Development Rights to this effect was proposed and agreed. Members also requested that the Arboricultural Officer to consider placing a tree Preservation Order on the west side of the site.

**RESOLVED:** That permission be granted in respect of application no. MO/2013/1353 subject to the conditions and informative detailed in the report, together with the following additional and deletion condition, and additional informative.

### Additional Condition

19. Prior to the occupation of the development hereby permitted, full details of all proposed bird and bat boxes to be installed on buildings or trees within the site shall be submitted to and approved by the Local Planning Authority in writing and shall thereafter be implemented in accordance with the approved details.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV15 and policy CS15 of the Mole Valley Core Strategy.

20. 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 solar photovoltaic or solar thermal equipment shall be installed on the roof of The Chapel building.

Reason: In the interests of the visual amenity of the locality in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

Deleted Informative

1. Informative deleted.

Additional Informative

1. The applicant's attention is drawn to the general ecological advice and comments set out in the letter from Surrey Wildlife Trust dated 4<sup>th</sup> February 2014.

**113. Application MO/2013/1351 –Erection of agricultural barn to provide meat curing, processing, drying, butchering and preparation areas together with two bed residential accommodation: Ells Farm, Dorking, Kingsfold, Horsham, West Sussex (Item 4)**

The Committee considered the report set out on pages 32 to 48 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 planning infrastructure contribution by 28 February 2014, the Corporate Head of Service be authorised to grant permission subject to the conditions and informative set out in the original Officer's report with the following additional informative, or if the obligation is not received by the date given above, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Additional Informative

2. with regard to the condition 3 above, the applicant is advised that the details submitted and approved under MO/12/0615 are acceptable and would not need to be resubmitted unless changes are proposed.

*(N.B. Counted vote on the decision of the Committee –11 for, 5 against)*

**114. Application MO/2013/1640 – Revised design of dwelling permitted under MO/2013/0643: Eden Lodge, Westcott Road, Dorking, Surrey (Item 5)**

The Committee considered the report set out on pages 49 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 Contribution by 27<sup>th</sup> February 2014, the Corporate of Service be authorised to grant permission subject to the conditions and informatives set out in the Officer's report, or if that obligation is not received by tat date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

**115. Application MO/2013/1529 – Change of use from Use Class A1 (Retail) to Use Class A4 (Wine Bar): 28, High Street, Leatherhead, Surrey (Item 6)**

The Committee considered the report set out on pages 58 to 64 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

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 having a Wine Bar would create more noise and disturbance during the night in a residential area, and losing another retail shop would further decrease footfall in the town centre during the day. 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 Local Plan ENV22, was proposed and lost.

*(N.B. Counted vote on the decision of the Committee on motion – 3 for and 14 against )*

**RESOLVED:** That permission be granted in respect of application no. MO/2013/1529 subject to the conditions and informatives detailed in the report together with the following amended condition.

Amended Condition

5. The use hereby permitted shall not be open to customers outside the hours of 08:00am to 11:00pm Sunday to Wednesdays and 08:00am to 12:00am Thursday to Saturday.

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.

**116. Application MO/2013/1671 – Change of use from retail (Use Class A1) to dental (Use Class D1): 28, High Street, Leatherhead, Surrey (Item 7)**

The Committee considered the report set out on pages 65 to 70 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 agreement the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives detailed in the Officer's report, or the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

**117. Application MO/2013/1606 – Erection of 1x detached 5-bedroom house and 1x detached 3 bedroom bungalow, both with integral garaging and shared new access drive, following demolition of the existing house: 9, The Ridgeway, Fetcham, Leatherhead, Surrey (Item 8)**

The Committee considered the report set out on pages 71 to 80 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members voiced their concerns over the location of the proposed development in relation to flooding issues, and the number of trees that would need to be felled as a result of the development. A motion to refuse this application on these grounds, in contrary to Mole Valley Local Plan policies ENV23 and ENV24 and Mole Valley Core Strategy policy CS14 and CS20, and in conflict with the National Planning Policy Framework, was proposed and lost.

*(N.B. Counted vote on the decision of the Committee on motion – 5 for and 11 against)*

**RESOLVED:** That permission be granted in respect of application no. MO/2013/1606 subject to the conditions and informatives detailed in the report together with the following amended and additional conditions.

Amended Condition

14. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 2013.18.04, 2013.17.01, 2013.18.07 RevA, 2013.18.05, 2013.18.06 RevA, 2013.18.02 Rev G & 2013.18.03 Rev E 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.

Additional Conditions

15. 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.

16. 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.

**118. Application MO/2013/1601 – erection of detached two storey dwelling following removal of existing bungalow: 14, woodlands Way, Ashtead, Surrey (Item 9)**

The Committee considered the report set out on pages 81 to 88 of the agenda and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2013/1601 subject to the conditions and informatives detailed in the report.

**119. Application MO/2012/1551- Erection of a sports pavilion and car park for 37 cars including 2 disabled bays together with modification of the existing access from Ottways Lane was considered by the Development Control Committee at their meeting on the 6<sup>th</sup> February 2013: Site at Parsons mead, Ottways Lane, Ashtead (Item 10)**

The Committee considered the report circulated at the meeting and other matters discussed at the meeting.

**RESOLVED:** That Deed of Variation be agreed in respect of application no. MO/2012/1551.

**120. Appeal Decisions**

The Committee noted the decisions made by the Planning Inspectorate.

Chairman.....

Date.....