

**Minutes of the Development Control Committee  
held on 1 March 2017 at Pippbrook, Dorking  
7.00pm to 9.20pm**

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**Present: Councillors:**

Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Joe Crome, Rosemary Dickson, James Friend, Mary Huggins, Metin Huseyin, Duncan Irvine, Howard Jones, Simon Ling, Tim Loretto, John Muggeridge, Peter Stanyard, Clayton Wellman.

Substitutions: John Chandler (for Jatin Patel), David Hawksworth (for Patricia Wiltshire).

**113. Minutes**

**RESOLVED:** That the Minutes of the meeting held on 1 February 2017 be approved as a correct record and signed by the Chairman.

**114. Apologies for Absence**

Apologies for absence were received from Councillors Raj Haque, Malcolm Ladell, Claire Malcolmson, Jatin Patel and Patricia Wiltshire.

**115. Disclosure of Interests**

All Councillors present declared:

- a non-pecuniary interest in items 8 and 9 as Members all know the applicants.

Councillor John Chandler declared:

- a non-pecuniary interest in item 7 as a member of the Bookham Residents Association.

Councillor Joe Crome declared:

- a non-pecuniary interest in item 6 as he has worked with the Headmaster of City of London Freemans School and could be considered to have an affiliation with the school.

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item 10 as she is a member of the Ramblers Association.

Councillor David Hawksworth declared:

- a non-pecuniary interest in items 1 and 2 as he has received representations from the public.
- a non-pecuniary interest in item 6 as he has received letters from residents.

Councillor Chris Hunt declared:

- a non-pecuniary interest in items 1 and 2 as he has received representations from residents

Councillor Metin Huseyin declared:

- a non-pecuniary interest in items 1 and 2 as he has received representations from residents

- a non-pecuniary interest in item 7 as a member of the Bookham Residents Association.
- a pecuniary interest in items 8 and 9 as he is the applicant. He withdrew from the meeting during the consideration of this item.

Councillor Howard Jones declared:

- a non-pecuniary interest in items 8 and 9 as he has spoken in public regarding Transform Leatherhead and given opinions on the town economy. He withdrew from the meeting during the consideration of these items.
- a non-pecuniary interest in item 6 as he had spoken to the owner of the business on the site.

Councillor Simon Ling declared:

- a non-pecuniary interest in items 5, 6 and 10 as he is a member of the Ashted Residents Association.

Councillor Peter Stanyard declared:

- a non-pecuniary interest in item 2 as he has received representations from the public.
- a non-pecuniary interest in items 5 and 6 as he is a member of the Ashted Residents Association.
- a non-pecuniary interest in item 10 as he has received representations from residents and he is a member of the Ashted Residents Association.

The Chairman proposed changes to the running order to reflect the interest shown by the members of the public attending the meeting in the viewing gallery. The order was as follows: Items 1, 2, 6, 3, 4, 5, 7, 8, 9, 10.

**116. Item 1: Application MO/2016/1691**

**Erection of 6 no. dwellings following demolition of existing buildings.**

**Velgrad, Mill Lane, Brockham RH3 7LS**

The Chairman requested that the Committee defer the item following the officers recommendation.

All agreed to defer.

**117. Item 2: Application MO/2016/0340**

**Redevelopment of existing Magistrate's Court to provide 21 No. retirement apartments, associated parking, an ancillary and a members lounge intended for community use.**

**Magistrate's Court, London Road, Dorking RH4 1SX**

Speakers: **Representing Local Residents - Objector**  
Roger Jones – Local Objector

**Dorking Preservation Society**  
Mrs Jean Pearson representing the Preservation Society

**Applicant - SUPPORT**  
Peter Tanner – Planning Director of Renaissance Group Ltd

The Committee considered the report set out on pages 16 to 60 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

For 11 – Against 3 – Abstentions 1

**RESOLVED:** that the application be left in the hands of Corporate Head of Service (CHOS) to **PERMIT** subject to completion of legal agreement.

**118. Item 3: Application MO/2016/0905**

**Construction of an additional floor to second floor level to create 6 No. residential units including alterations to the fenestration at first floor level.**

**207-213 High Street, Dorking RH4 1RU**

The Committee considered the report set out on pages 61 to 70 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

For 11 – Against 3 – Abstention 1

**RESOLVED:** that the application is left in the hands of CHOS to **PERMIT** subject to completion of legal agreement, conditions detailed in the Officer's report and addendum.

**119. Item 4: Application MO/2016/1940**

**Remove existing car park structure and erect a four storey building consisting of 16 No. apartments with allocated parking at lower ground floor level.**

**Land adjacent to Prime House, Challenge Court, Leatherhead KT22 7DE**

The Committee considered the report set out on pages 71 to 83 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed to permit.

**RESOLVED:** that the application is left in the hands of CHOS to **PERMIT** subject to completion of legal agreement, the amendment of condition 2 to show correct drawing numbers for the development to be carried out to, conditions detailed in the officer's report and addendum.

**120. Item 5: Application MO/2016/1273**

**Extend garage and convert to a gym and create upper level storage area with pitched roof.**

**256 Barnett Wood Lane, Ashtead KT21 2BY**

The Committee considered the report set out on pages 84 to 89 of the agenda and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed to permit.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report.

(Please note: in the informative at the end of the officers report, all references to Unilateral Agreement need to be replaced with reference to S106 Agreement).

**121. Item 6: Application MO/2016/2032**

**Demolition of existing building and erection of 4 No. dwellings with on-site associated car parking and refuse.**

**Station Works, Woodfield Road, Ashtead KT21 2DU**

Speakers: **Representing Local Residents - Objector**  
Alan Bradley – Local Objector

**Ashtead Residents Association**  
Roger Bennett of the Ashtead Residents Association

**Representing the Applicant - SUPPORT**  
Kate Jackson BA(Hons) MSc MRTPI Chartered Town Planner – KNJ Planning

The Committee, having considered the report set out on pages 90 to 109 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting, raised no further issues on the application.

The Chairman invited the Members to vote on the application as submitted:

For 10 – Against 3 – Abstentions 2

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

**122. Item 7: Application MO/2016/1944**

**Variation of condition 30 of approved planning permission MO/2016/0516 for the erection of 38 No. dwellings (comprising 5 No. flats and 33 No. houses) with associated landscaping, parking and access to allow single storey rear extensions to plots 10-13, 24-27 and 37-38 in accordance with Drg. Nos 1277/PLN/201 Rev B, 205 Rev A, 206 Rev A, 213 Rev A, 214 Rev A and 217 Rev A.**

**Land to rear of Photo Me International, Bookham Industrial Estate, Church Road, Bookham, Leatherhead KT23 3EU**

The Committee, having considered the report set out on pages 110 to 121 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting, raised no further issues for debate.

The Chairman invited the Members to vote on the application as submitted:

All agreed to permit.

**RESOLVED:** that the application be left in the hands of CHOS to **PERMIT** subject to variation of legal agreement, conditions detailed in the officer's report and the addendum.

**123. Item 8: Application MO/2016/1400**

**Change of Use and conversion of building to provide 4 No. flats including the insertion of 4 No. roof lights.**

**39 Bridge Street, Leatherhead KT22 8BN**

The Committee considered the report set out on pages 122 to 130 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Issues debated included the previously proposed alterations to the front elevation of the property. Members wished to ensure that the front elevation would not be altered under this application. An informative was suggested to ensure any alterations would require a further application.

The Chairman invited the Members to vote on the application as submitted and the suggested informative:

For 5 – Against 5 – Abstentions 4

The Chairman exercised a casting second vote. The final vote was therefore:

For 6 – Against 5 – Abstentions 4

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. Planning officers to add informative requiring a separate application for alterations to the front elevation of the property.

**124. Item 9: Application MO/2016/1401**

**Change of Use and conversion of building to provide 4 No. flats including the insertion of 4 No. roof lights; new partitions; creation of new openings, bathrooms and stairways and removal of chimney breasts (application for Listed Building Consent).**

**39 Bridge Street, Leatherhead KT22 8BN**

The Committee considered the report set out on pages 131 to 133 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted and the suggested informative:

For 8 – Against 0 – Abstentions 6

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. Planning officers to add informative requiring a

separate application for alterations to the front elevation of the property.

**125. Item 10: Application MO/2017/0004**

**Erection of a replacement detachable horse walker with replacement of existing concrete hardstanding.**

**Woodruff Stables, Headley Road, Ashted KT18 6BH**

The Committee considered the report set out on pages 134 to 140 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

**126. Appeal Decisions**

The Chairman drew the attention of the Committee to the decisions made by the Planning Inspectorate and Court of Appeal listed in the agenda.

Signed:

**Chairman**.....

**Date**.....