

**Minutes of a meeting of the Development Control Committee
held 4th June 2014 at Pippbrook, Dorking
from 7.00pm to 9.45pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Stella Brooks, Mary Cooper, Valerie Homewood, Bridget Lewis-Carr, Simon Ling, Tim Loretto, David Mir, John Muggeridge, John Northcott and David Preedy.

Also present- Councillor Charles Yarwood.

163. Minutes

RESOLVED: That the Minutes of the meeting held on 7th May 2014 be approved as a correct record and signed by the Chairman.

164. Apologies for Absence

Apologies for absence were received from Councillor Rosemary Dickson.

165. Disclosure of Interests

Councillor Margaret Cooksey:-

- a non-pecuniary interest in item 1 as a member of the Ramblers Association.
- a non-pecuniary interest in item 2 as a member of the Dorking and District Preservation Society and had a conversation with an objector to the application.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in item 1 as a member of the CPRE Surrey.

Councillor Tim Loretto declared:-

- a non-pecuniary interest in item 4 as he was acquainted with the Manager of the store.

Councillor John Muggeridge declared:-

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

Councillor John Northcott declared:-

- a non-pecuniary interest in item 1 as he had a conversation with two objectors to the application.

166. Application MO/2014/0061 – Construction of a 32.5 hectare solar park, to include the installation of solar panels to generate electricity, with control room, fencing, landscaping and associated works: Land at Mynthurst Farm, Mynthurst, Leigh, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 34 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Ms Gillian Hein of the Council for the Protection of Rural England and Mr Michael Christopherson, Chairman of the Norwood Hill Residents' Association, who both spoke in objection to the application; and Ms Peta Donkin, Principal Environmental Planner for the Pegasus Planning Group on behalf of the applicant, spoke in support of the application.

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

The Committee debated the proposal in full, and Members considered a number of issues with the proposed site. Members strongly felt that the proposed development was inappropriate in the Green Belt, affecting its essential characteristics and its openness. Members also argued that the development will result in the loss of good agricultural land and that such developments should look at alternative less sensitive brownfield locations which would not involve the loss of either agricultural land or sensitive countryside. The Committee also noted the absence of a legal agreement for a Bond.

Having considered the Officer's report and the statements made at the meeting, a motion to refuse this application on the grounds of protecting the Green Belt, conserving and enhancing the natural environment and landscape character in conflict with Mole Valley Core Strategy policy CS1 and CS13 and Mole Valley Local Plan policy ENV22, and National Planning Policy Framework Chapters 9 and 11, was proposed and agreed.

RESOLVED: That permission be refused in respect of application no. MO/2014/0061 for the following reasons:

1. The site is situated within the Metropolitan Green Belt and the proposed solar farm is inappropriate development harmful to the Green Belt which would be detrimental to the openness and rural character of the area in conflict with the advice of Chapter 9 of the National Planning Policy Framework (2012) and policy CS1 of the Mole Valley Core Strategy. There are considered to be no very special circumstances that clearly outweigh the harm caused by reason of inappropriateness and any other harm.
2. The site is situated within the Open Weald character area as identified in the Mole Valley Landscape Supplementary Planning Document (July 2013) and the proposal would harm the landscape character and appearance of the area in conflict with Chapter 11 of the National Planning Policy Framework (2012), the Mole Valley Core Strategy policy CS13 and Mole Valley Local Plan policy ENV22.
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 a bond

to secure the financial resources to ensure the complete removal of the development at the end of the temporary permission.

(N.B. Counted vote on the decision of the Committee on motion – 12 for, 0 against)

167. Application MO/2014/0567 – Erection of 6 No. dwellings with associated parking following demolition of existing dwelling: 1, Vincent Drive, Dorking, Surrey (Item 2)

The Committee considered the report set out on pages 35 to 51 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Members voiced some concerns over the hours of delivery which might cause disruption during school rush hours. To address the latter, the Committee agreed to add a condition regarding delivery of materials and plant. It was also agreed to amend Condition no. 9 to include signage directing construction vehicles.

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 30 June 2014, or any such later date to be agreed in writing with the Development Control Manager (DCM), the DCM 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 the DCM be authorised to refuse permission for the appropriate reasons.

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 number 870-P-100, 101, 102A, 103, 104, 105, 200, 201, 300, 301A and 302 contained within the application and no variations shall take place.
9. (c) storage of plant and materials shall be submitted to and approved in writing by the Local Planning Authority.
 - (d) appropriate signage for directing construction traffic.

Additional Condition

12. The recommendations set out in the Verdant Ecology Report dated September 2012 and submitted in support of the application shall be carried out in full. Any mitigation work found to be required as a result of the additional survey work shall be carried out in full in accordance with a strategy which shall have been approved in writing by the Local Planning Authority prior to the commencement of the development.

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.

13. 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 additional windows shall at any time be inserted in the southern elevation of the House 1 unit.

Reason: To protect the amenity and privacy of the adjoining residential property in accordance with Mole Valley Local Plan policy ENV22.

14. No construction delivery vehicles may call at the site between the hours of 0800 to 0900 and 1500 to 1545 Monday to Friday.

Reason: To minimise disruption on the local road network at times when parents are taking and collecting their children to and from local schools, in accordance with policy MOV2 of the Mole Valley Local Plan.

168. Application MO/2014/0043 – Erection of 1 No. dwelling with attached garage following demolition of existing- 2, Fiona Close, Bookham, Leatherhead, Surrey (Item 3)

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.

RESOLVED: That permission be granted in respect of application no. MO/2014/0043, subject to the conditions and informatives detailed in the report together with the following additional condition and informative.

Additional Condition

12. Prior to the commencement of development details of the surface water drainage shall be submitted and approved, in writing, by the Planning Authority. The development shall commence in accordance with the approved details.

Reason: To prevent the increased risk of flooding and to improve water quality in accordance with Mole Valley Core Strategy policy CS20.

Additional Informative:

6. It is accepted that any surface water drainage system has to take into account root protection areas.

169. Application MO/2014/0432 – Advertisement consent for various fascia signs including an internally illuminated ‘badge’ logo sign; window vinyl’s on entrance doors and two free standing signs (one internally illuminated) at entrance: Kwik Fit, Vincent Lane, Dorking Surrey (Item 4)

The Committee considered the report set out on pages 63 to 76 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Members agreed to amend Condition No. 3 regarding the hours of illumination to reflect the hours of illumination of similar signs at the neighbouring commercial business- Lidl Food Store.

RESOLVED: That permission be granted in respect of application no. MO/2014/0432, subject to the conditions and informative detailed in the report together with the following amended condition.

Amended Condition

3. The illumination of the pole sign and the fascia sign shall be on a daily basis from one half hour after sunset (lighting up time) until the store ceases to be open to customers, or 8pm Monday to Saturdays and Bank or Public Holidays and 5pm on Sundays which ever is the earlier.

Reason: In the interests of the visual amenities of the locality in accordance with Mole Valley Local Plan policy ENV22 and ENV36.

170. TPO/114/5/S – Confirmation of Tree Preservation Order

The Committee considered the report set out on pages 77 to 84 of the agenda and other matters discussed at the meeting.

RESOLVED: That the Tree Preservation Order be confirmed.

171. Appeal Decisions

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

Chairman.....

Date.....