

**Minutes of the Meeting of the Development Control Committee  
held at Pippbrook, Dorking on 6 June 2018 from 7.00pm to 10.45pm  
Items: 1, 2, 3, 4, 5, 9 & 10  
(Meeting reconvened 13 June 2018 from 7.00pm to 7.46pm  
Items: 6, 7, 8, 11, 12)**

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**Present:** Councillors: James Friend (Chairman), Margaret Cooksey (Vice Chairman), Simon Budd, Stephen Cooksey, Rosemary Dickson, David Hawksworth, Mary Huggins, Chris Hunt, Tracy Keeley, Malcolm Ladell, Tim Loretto, Claire Malcolmson, Michelle Watson, Clayton Wellman and Patricia Wiltshire.

**Substitutes:** Councillors: Bridget Kendrick and Paul Kennedy.

**5. Minutes**

**RESOLVED:** That the Minutes of the Development Control meeting held on 22 May 2018 be approved as a correct record and signed by the Chairman.

**6. Apologies for Absence**

Apologies for absence were received from Councillors: Raj Haque, John Muggeridge and Emma Norman.

**7. Disclosure of Interests**

Councillor James Friend declared:

- a non pecuniary interest in items 9 & 10 as he was the local ward Member and had been contacted by the village association

Councillor Margaret Cooksey declared:

- a non pecuniary interest in items 1, 2, 3, and 4 as she had received information regarding the applications
- a non pecuniary interest in item 5 as she had received information from the applicants

Councillor Tim Loretto declared:

- a non pecuniary interest in item 5 as he had attended a presentation by the applicant

Councillor Rosemary Dickson declared:

- a non pecuniary interest in item 5 as she had attended a presentation by the applicant

Councillor Paul Kennedy declared:

- non pecuniary interests in items 1 and 7 as he knew the respondents socially and attended Fetcham Residents Association

Councillor Chris Hunt declared:

- a non pecuniary interest in item 1 as they used water supplied by Sutton & East Surrey Water

- a non pecuniary interest in item 5 as he had attended a presentation by the applicant

Councillor Patricia Wiltshire declared:

- a non pecuniary interest in item 5 as she had attended a presentation by the applicant

Councillor David Harper declared:

- a non pecuniary interest in item 5 as he had attended a presentation by the applicant

Councillor Richard Moyses declared:

- a non pecuniary interest in item 5 as he had attended a presentation by the applicant

Councillor Tracy Keeley declared:

- a non pecuniary interest in item 1 as she lived close to the application site and attended Fetcham Residents Association

## 8. **Distribution of Development Control Committee Papers**

Although this item was not detailed on the previously circulated agenda, Committee Members considered the timing of the distribution of Development Control Committee agenda papers. This matter had been considered previously by the Planning Scrutiny Panel, and an extract from that Panel's final report, which was considered by the Scrutiny Committee on 13<sup>th</sup> March and Executive on 27 March 2018, is detailed as set out below:

### Extract from the Planning Scrutiny Panel report

3.21: The Panel appreciates receiving the agenda papers for the Development Control Committee two weeks in advance of the meeting. It was however accepted that this is difficult to sustain and has led to reports which are lacking in detail. Reliance on the addendum to provide supplementary information which can be critical to the consideration of an application is not good practice and publishing a recommendation before all the relevant information is available is open to challenge.

3.22: The stages of processing a planning application were considered. The Panel appreciated that the determination of planning applications requires a tight turn around to ensure the target times for the determination of planning applications can be met. It was agreed that in future the agenda for the Development Control Committee would be published electronically on the Tuesday evening of the week before the Committee's meeting and a hard copy dispatched at the same time. This would satisfy the statutory requirement of publishing the agenda five working days before the Committee meeting.

**RESOLVED-** that Development Control Committee agenda papers be circulated two weekends before the date of the Committee meeting.

## 9. **Item 1: Application MO/2017/1620**

**Construction of a Chlorine Dosing Building (including an Emergency Air Scrubber building) (450m<sup>2</sup>) storage building (580m<sup>2</sup>), internal access road and the demolition of the existing Chlorine store, backwash tank and overflow tank.**

**Elmer Works, Guildford Road, Fetcham, Surrey**

Speakers: Representing Local Residents – Objector  
Mr Roy Allen

Leatherhead Residents Association  
Francis Smith

Applicant  
Mr Tom Kelly – Sutton & East Surrey Water

The Committee considered the report set out on pages 1 to 27 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. The addendum included an alteration to the description as listed below:

- Construction of a Chlorine Dosing Building (including an Emergency Air Scrubber building) (450m<sup>2</sup>) a Lime Dosing building (580m<sup>2</sup>), internal access road and the demolition of the existing Chlorine store, backwash tank and overflow tank

The Members debated the item and raised concerns regarding the appearance of the proposed buildings, the impact on the appearance of the surrounding area, concerns regarding the safety of the site relating to leaks and contamination of surrounding water sources and the possible damage to the on site archaeology. The local Member addressed the committee highlighting residents concerns. A motion to refuse the application was proposed and seconded to refuse the application as it is considered to be contrary to Local Plan policies and National Planning Policy Framework.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2017/1620. The application is refused under Local Plan policies ENV22 (criteria 1, 2, 3 + 5), ENV23 (criteria 1, 2 + 5), ENV49 (criteria 1 + 2), CS13 (i), CS14 (i)(iv), NPPF paragraphs 89 + 109.

*(N.B. Counted vote on the decision of the Committee: 16 = For, 0 = Against, 2 = Abstentions).*

#### 10. **Item 2: Application MO/2018/0040**

**Erection of cattle shed and associated hardstanding.**

**Ash Copse Farm, Lyefield Lane, Forest Green, Dorking, Surrey RH5 5SN**

Speaker: Representing Local Residents – Objector  
Mr Richard Morris

Abinger Parish Council  
Carla Jones

Agent  
Mr Tony Kernon – Kernon Countryside Consultants Ltd

The Committee considered the report set out on pages 28 to 45 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the appearance of the proposal and the need for the proposals. The appearance, viability and sustainability of the commercial business proposed under the three linked applications was a cause for concern, as was the responsibility of the removal of the structures if the business failed. A motion to refuse the application was proposed and seconded to refuse the application as it is considered to be contrary to Local Plan policies.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2018/0040. The application was refused under Local Plan Policies: ENV11, ENV12, ENV13 and RUD14.

*(N.B. Counted vote on the decision of the Committee: 6 = For, 4 = Against, 8 = Abstentions).*

11. **Item 3: Application MO/2018/0041**

**Stationing of a caravan / mobile home for a temporary period of three years.**

**Ash Copse Farm, Lyefield Lane, Forest Green, Dorking, Surrey RH5 5SN**

The Committee considered the report set out on pages 46 to 55 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the appearance of the proposal and the need for the proposals. The appearance, viability and sustainability of the commercial business proposed under the three linked applications was a cause for concern, as was the responsibility of the removal of the structures if the business failed. The possibility of the caravan / mobile home being replaced with a permanent dwelling was debated and concerns were raised. A motion to refuse the application was proposed and seconded to refuse the application as it is considered to be contrary to Local Plan policies.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2018/0041. The application was refused under Local Plan Policies: ENV11, ENV12, ENV13 and RUD14.

*(N.B. Counted vote on the decision of the Committee: 6 = For, 4 = Against, 8 = Abstentions).*

12. **Item 4: Application MO/2018/0042**

**Erection of storage shed for straw, hay and machinery and associated hardstanding.**

**Ash Copse Farm, Lyefield Lane, Forest Green, Dorking, Surrey RH5 5SN**

The Committee considered the report set out on pages 56 to 65 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the appearance of the proposal and the need for the proposals. The appearance, viability and sustainability of the commercial business proposed under the three linked applications was a cause for concern, as was the responsibility of the removal of the structures if the business failed. A motion to refuse the application was proposed and seconded to refuse the application as it is considered to be contrary to Local Plan policies.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2018/0042. The application was refused under Local Plan Policies: ENV11, ENV12, ENV13 and RUD14.

*(N.B. Counted vote on the decision of the Committee: 9 = For, 4 = Against, 4 = Abstentions).*

13. **Item 5: Application MO/2017/1658**

**Outline planning application, with some matters reserved, for consideration of access in respect of erection of 218 no. new residential dwellings (including affordable housing) located in eight buildings ranging from three to five storeys high and including 245 car parking spaces and landscaped area.**

**British Food Manufacturing Research Association, Randalls Way, Leatherhead, Surrey KT22 7RY**

The Committee considered the report and appendix 1 and 2 set out on pages 66 to 121 of the agenda together with other matters discussed at the meeting.

The committee held a private discussion under Openness of Local Government Bodies Regulations 2014 - Part 2. During this element of the meeting the webcast was paused and the public asked to leave the gallery.

The Members debated at some length the item with regard to the location of parking spaces, the impact on the local infrastructure, the appearance of the proposals and the proposed vehicle access. Some Members felt that the proposed percentage of affordable housing was good, the proposal is in a sustainable location and the new residents would contribute to the Leatherhead town economy. Other Members raised concerns of the loss of employment land. It was also felt that the proposal would make an important contribution towards the Council's housing target without putting pressure on Green Belt land.

A motion to overturn officer's recommendation to refuse the outline application was proposed and seconded. It was raised that should the application be granted the date for the S106 agreement would need altering and the conditions for approval should be taken from the previous report included on the Agenda for the April 2018 Development Control Committee.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1658 subject to the conditions contained in the April 2018 report.

**14. Item 9: Application MO/2018/0389**

**Variation of condition 10 of approved planning permission MO/2012/0657 for the Change of Use and conversion of existing stable building to residential use to form a one bedroom dwelling, to allow a new window and new store / plant room in accordance with drawing number 005.**

**176 – 180 High Street, Dorking, Surrey RH4 1QR**

The Committee considered the report set out on pages 150 to 156 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/2018/0389 subject to the conditions and informatives detailed in the officer's report.

**15. Item 10: Application MO/2018/0391**

**Subdivide existing detached dwelling into 1 no. pair of semi detached dwellings. Erection of single storey side extension and changes to fenestration to include 2 no. dormer windows to west roof elevation.**

**Draycote, Guildford Road, Westcott, Dorking, Surrey RH4 3NW**

The Committee considered the report set out on pages 157 to 167 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the size and number of car parking spaces, the cramped appearance of the spaces, and the safety of vehicles accessing the site and vehicles on the adjoining A25. A motion to refuse the application was proposed and

seconded as the proposal was considered to be contrary to the Local Plan policies and the Westcott Neighbourhood Development Plan.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2017/0391. The application was refused under Local Plan Policies: ENV22, ENV23, ENV39 and WNDP4.

(The committee agreed inline with Standing Order 14.2, to not continue the meeting. The meeting was adjourned at 10.45pm - to be reconvened on Wednesday 13 June 2018 at 7pm).

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## **Meeting reconvened 13 June 2018 from 7.00pm to 7.46pm**

### **Items: 6, 7, 8, 11, 12**

**Present:** Councillors: James Friend (Chairman), Margaret Cooksey (Vice Chairman), Simon Budd, Stephen Cooksey, Rosemary Dickson, David Hawksworth, Chris Hunt, Tracy Keeley, Malcolm Ladell, Claire Malcolmson, Michelle Watson and Clayton Wellman.

**Substitutes:** Councillor: Bridget Kendrick

#### **Apologies for Absence**

Apologies for absence were received from Councillors: Raj Haque, Mary Huggins, Tim Loretto, Richard Moyses, John Muggeridge, Emma Norman and Patricia Wiltshire.

#### **16. Item 6: Application MO/2018/0471**

**Two storey rear extension to provide office accommodation with parking below.**

**The Old Court House, 267 – 273 High Street, Dorking, Surrey RH4 1RY**

The Committee considered the report set out on pages 122 to 127 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/2018/0471 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

#### **17. Item 7: Application MO/2018/0274**

**Removal of existing buildings and erection of 1 no. replacement dwelling with garage, access and landscaping.**

**Langaller Farm, Langaller Lane, Fetcham, Leatherhead, Surrey KT22 9SN**

The Committee considered the report set out on pages 128 to 141 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/2018/0274 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including the amendment to condition 8:

- No development shall commence until a Construction Transport Management Plan, to include details of:
  - a) parking for vehicles of site personnel, operatives and visitors

b) loading and unloading of plant and materials  
c) storage of plant and materials  
d) programme of works (including measures for traffic management)  
e) provision of boundary hoarding behind any visibility zones  
f) HGV deliveries and hours of operation  
g) vehicle routing  
h) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused  
i) on-site turning for construction vehicles

has been submitted to and approved in writing by the Local Planning Authority and thereafter implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with the National Planning Policy Framework, the Surrey Transport Plan, and saved policies MOV2 and MOV5 of the Mole Valley Local Plan.

**18. Item 8: Application MO/2018/0298**

**Proposed extension to first floor and creation of second floor to accommodate 5 no. new dwellings, with associated refuse and cycle storage.**

**176 – 180 High Street, Dorking, Surrey RH4 1QR**

The Committee considered the report set out on pages 142 to 149 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/2018/0298 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

**19. Item 11: Application MO/2017/2058**

**Removal of existing building and erection of 10 no. dwellings and associated landscaping, car parking areas and access.**

**Surrey Hills Hotel, Horsham Road, Beare Green, Surrey**

The Committee considered the report set out on pages 168 to 183 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/2017/2058 subject to the conditions and informatives detailed in the officer's report and the information contained in the addendum including the deletion of condition no. 12, as this is a duplicate of no.11, and the inclusion of the following condition:

- The garaging hereby permitted shall be used for the storage of private motor vehicles and incidental domestic storage only.

Reason: To ensure that adequate facilities are provided for the parking of vehicles clear of the highway, in the interests of the free flow of traffic and condition of safety on the highway in accordance with Mole Valley Local Plan policy MOV5.

20. **Item 12: Application MO/2018/0023**

**Change of use of land from equestrian stables to use for stationing of 1 no. Park home.**

**Rickwood Park, Horsham Road, Beare Green, Surrey**

The Committee considered the report set out on pages 184 to 189 of the agenda together with other matters discussed at the meeting.

The Members debated the item and raised concerns regarding the location of the proposal as this gave the appearance of enlarging the adjacent mobile home park, which would be contrary to policy. The access to the proposal and the impact on the openness of the countryside was also discussed. A motion to refuse the application was proposed and seconded as the proposal was considered to be contrary to Local Plan policies.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2018/0023. The application was refused under Local Plan Policy RUD6.

21. **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**.....