

Minutes of a meeting of the Development Control Committee held 1st October 2014 at Pippbrook, Dorking from 7.00pm to 10.05pm

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Stella Brooks, Paul Elderton (Substitute for , Philippa Shimmin), Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Simon Ling, Tim Loretto, David Mir, John Mugeridge, John Northcott, Jatin Patel, David Preedy, Sarah Seed and Peter Stanyard.

22. Minutes

RESOLVED: That the Minutes of the meeting held on 3rd September 2014 be approved as a correct record and signed by the Chairman.

23. Apologies for Absence

Apologies for absence were received from Councillors Philippa Shimmin and Rosemary Dickson.

24. Disclosure of Interests

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 1 as he attended a presentation by the applicants.
- a non-pecuniary interest in Item 4 as he was a member of Fetcham Residents Association and had a discussion with a neighbour of the site.

Councillor Stella Brooks declared:-

- a non-pecuniary interest in Item 1 as she attended a presentation by the applicants, and was a member of the Bookham Residents Association.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in Item 1 as she was a member of English Heritage.
- a non-pecuniary interest in Item 5 as she was a member of Ramblers Association.

Councillor Valerie Homewood declared:-

- a non-pecuniary interest in Item 1 as she attended a presentation by the applicants, and was a member of English Heritage.
- a non-pecuniary interest in Items 5 and 3 as she has met with people that have made representations.

Councillor Marry Huggins declared:-

- a non-pecuniary interest in Item 1 as she attended a presentation by the applicants.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in Item 4 as she met one of the applicants.

Councillor Simon Ling declared:-

- a non-pecuniary interest in Item 6 as he was a member of the Ashtead Residents Association.

Councillor John Northcott declared:-

- a non-pecuniary interest in Item 6 as he was a member of the Ashtead Residents Association.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in Item 1 as she attended a presentation by the applicants.
- a non-pecuniary interest in Item 4 as she was a member of Fetcham Residents Association.
- a non-pecuniary interest in Item 6 as she was a board member of the Circa Housing Committee.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in Item 1 as he attended a presentation by the applicants.
- a non-pecuniary interest in Item 4 as he met the applicant.
- a non-pecuniary interest in Item 6 as he was a member of the Ashtead Residents Association.

25. Application MO/2014/0918 – Erection of a 70 bedroom elderly nursing home including 3 No. close care units, with the erection of a new single storey outbuilding to provide a further close care unit, with creation of associated access, circulation, parking and landscape, including new footpath and boundary treatment, following the demolition of all buildings with the exception of the façade retention of the original house on 3 sides and flint outbuilding for conversion to an additional close care unit: Preston Cross Hotel & Country Club, Rectory Lane, Bookham, Leatherhead, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 21 of the agenda together with 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 Contribution for 2 detached close care units, Planning Infrastructure Contributions and the developer to enter into a Section 278 Agreement by 31st October 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions set out in the report, together with the following amended and additional conditions and informatives or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

Amended Conditions

10. The recommendations set out within the applicant's ecological survey Crestwood Environmental's Extended Phase 1 Habitat Survey, Building Assessment for Roosting Bats and Bat Activity Survey reports, dated 31st May 2013, 8th November 2013 and 14th May 2014 respectively and the amended Extended Phase 1 Habitat Survey dated 4th September 2014 and submitted in support of the application shall be carried out in full before the development is first occupied.

Reason: To safeguard the ecological interest of the site in accordance with Mole Valley Local Plan policy ENV13 and ENV15 and policy CS15 of the Mole Valley Core Strategy.

17. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Ref. No. 1778) created by Ambiental in May 2014 and subsequent addendum submitted 29th September 2014 and following mitigation measures detailed within these two documents:

- Reducing the impermeable areas from the current 5,287.5 m² to the proposed 3,642m² (including hard standing areas) so that it will not exceed the run-off from the current developed site and not increase the risk of flooding off-site.

The mitigation measure shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

23. Each unit of the residential home hereby permitted shall be occupied only by:

- persons of state pensionable age; or
- persons in need of care, as defined by the Care Quality Commission.

Reason: To ensure that the parking provision in the development hereby permitted is adequate and in the interests of the amenities of the other residents in the development, in accordance with Mole Valley Local Plan policies ENV22 and MOV5.

Additional Conditions

26. No new development shall commence until the developer enters into a Section 278 Agreement to carry out the works generally in accordance with approved drawings, and then construct these works prior to the occupation of the development. These works are to include the following, but will also be subject to any further changes deemed necessary by the County Highway Authority:

The existing southern access point from the site to Rectory Lane shall be permanently closed prior to the occupation of the development, and any kerbs, verge, footway, fully reinstated by the applicant, in a manner to be agreed in writing with the Local Planning Authority.

No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars and cycles to be parked, for the loading and unloading of vehicles, and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Construction Transport Management Plan

No development shall start 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

has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction period.

Prior to the commencement of the development the applicant shall:

(a) Submit for the written approval of the Local Planning Authority a Travel Plan in accordance with the aims and objectives of the Surrey County Council Travel Plan Good Practice Guide July 2010, and the in general accordance with the Travel Plan dated September 2014.

(b) The applicant shall then implement the approved travel plan and thereafter maintain and develop the travel plan to the satisfaction of the Local Planning Authority.

Reason: The above conditions are required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Policy: P1 - The above conditions are required to satisfy the NPPF, saved policies MOV2 and MOV5 of the Mole Valley Local Plan and the Surrey Transport Plan.

27. No deliveries shall be taken at the site between the hours of 7.45am to 8.45am and 3.00pm to 4pm Mondays to Fridays.

Reason: To protect the amenities of the area, and in particular to minimise disruption on the Highway during school drop off and collection times in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

Additional Informatives

7. Notwithstanding any permission granted under the Planning Acts, no signs, devices or other apparatus may be erected within the limits of the highway without the express approval of the Highway Authority. It is not the policy of the Highway Authority to approve the erection of signs or other devices of a non-statutory nature within the limits of the highway.

8. New Vehicle Crossovers and Dropped Kerbs

The permission hereby granted shall not be construed as authority to carry out any works on the highway. The applicant is advised that prior approval must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, or verge to form a vehicle crossover to install dropped kerbs.

www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/vehicle-crossovers-or-dropped-kerbs

9. Other Works to the Highway

The permission hereby granted shall not be construed as authority to carry out any works on the highway or any works that may affect a drainage channel/culvert or water course. The applicant is advised that a permit and, also a Section 278 agreement must be obtained from the Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. All works on the highway will require a permit and an application will need to be submitted to the County Council's Street Works Team up to 3 months in advance of the intended start date, depending on the scale of the works proposed and the classification of the road. Please see <http://www.surreycc.gov.uk/roads-and-transport/road-permits-and-licences/the-traffic-management-permit-scheme>. The applicant is also advised that Consent may be required under Section 23 of the Land Drainage Act 1991. Please see www.surreycc.gov.uk/people-and-community/emergency-planning-and-community-safety/flooding-advice.

10. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding or any other device or apparatus for which a licence must be sought from the Highway Authority Local Highway Service Group.

11. When a temporary access is approved or an access is to be closed as a condition of planning permission an agreement with, or licence issued by, the Highway Authority Local Highway Service Group will require that the redundant dropped kerb be raised and any verge or footway crossing be reinstated to conform with the existing adjoining surfaces at the developers expense. (Note: It is preferable where possible to arrange for the adjacent highway to be included in the area edged red on the application when Circular 11/95 provides that conditions may be suitable to control this).

12. The developer is reminded that it is an offence to allow materials to be carried from the site and deposited on or damage the highway from uncleaned wheels or badly loaded vehicles. The Highway Authority will seek, wherever possible, to recover any expenses incurred in clearing, cleaning or repairing highway surfaces and prosecutes persistent offenders. (Highways Act 1980 Sections 131, 148, 149).

13. A standard fee will be charged of £6,150 for input to, and future monitoring of, any Travel Plan.

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

26. Application MO/2014/1038 – Demolition of existing dwelling & garage and erection of 2 no. detached houses with integral garages: Winstanley, The Marld, Ashted, Surrey (Item 2)

The Committee considered the report set out on pages 22 to 37 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee debated the application in full, and although Members were in support of the general idea of the proposal, it was argued that the development was inappropriate in the setting due to its size and bulk, which would create overdevelopment and thus be out of keeping with the characteristics of the area. A motion to refuse this application for these reasons and in conflict with the Mole Valley Core Strategy, CS3, and Mole Valley Local Plan ENV23 was proposed and agreed.

(N.B. Counted vote on the decision of the Committee on motion – 13 for, 3 against and 2 abstain)

RESOLVED: That, the Officers' recommendation to grant permission be rejected for the following reasons:

1. The proposed development, by reason of the form and massing of the buildings, constitutes overdevelopment of the site involving an undesirable increase in building mass, out of keeping with and detrimental to the character and amenities of the locality, in conflict with policy ENV23 of the Mole Valley Local Plan.

2. Policy CS3 of the Mole Valley Core Strategy (October 2009) 'Balancing Housing Provision' states that the Council will particularly seek the provision of two and three bedroom dwellings suitable for occupation for all sectors of the community including newly formed households, young couples and expanding families. The proposed provision of 2 No. five bedroom dwellings on the application site would be in conflict with the Council's approach, as set out in Policy CS3.

27. Application MO/2014/0578 – Erection of detached workshop building at rear, adjacent to existing storage building: Belmont, Stane Street, Ockley, Dorking, Surrey (Item 3)

The Committee considered the report set out on pages 38 to 49 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 manoeuvring of heavy vehicles onto and out of the site, and it was agreed to add a condition to ensure that HGVs drove into and out of the site in forward gear only.

RESOLVED: That permission be granted in respect of application no. MO/2014/0578, subject to the conditions and informatives detailed in the report together with the following amended condition and additional condition and informative.

Amended Condition

7. No more than two HGV vehicle return trips per day to and from the site shall take place.

Reason: To accord with the terms of the application and in the interests of the amenities of adjoining residential occupiers, in accordance with Mole Valley Local Plan policy ENV22.

Additional Condition

13. The development hereby permitted shall not be occupied until space has been laid out within the site for vehicles to turn so that they will enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV5

Additional Informative

5. The applicant is requested to take steps to ensure that the sewerage access covers in the driveway are maintained.

*(N.B. Counted vote on the decision of the Committee – 16 for, 0 against and 2 abstain)
(Councillor Peter Stanyard requested his abstention be recorded)*

28. Application MO/2014/0962 – Erection of 1 No. dwelling with detached single car port, formation of new driveway, new landscaping and associated works: Alyndahl, Hill Road, Fetcham, Leatherhead, Surrey (Item 4)

The Committee considered the report set out on pages 50 to 60 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/2014/0962, subject to the conditions and informatives detailed in the report.

29. Application MO/2014/0662 – Alterations, additions and conversion of the existing dwelling into two dwellings, together with associated works, following the demolition of the existing conservatory, first floor link and garage buildings: Holmbury Farm, Cotton Row, Holmbury St Mary, Dorking , Surrey (Item 5)

The Committee considered the report set out on pages 61 to 69 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/2014/0662, subject to the conditions and informatives detailed in the report.

(N.B. Counted vote on the decision of the Committee – 14 for, 2 against and 1 abstain)

30. Application MO/2014/1225 – Proposed erection of a 20.4 metre high telecommunications tower with 9 No. antennas, 5 No. equipment cabinets, 1 No. meter cabinet and associated works: Land off Barnett Wood Lane, Leatherhead , Surrey (Item 6)

The Committee considered the report set out on pages 70 to 75 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/2014/1225, subject to the conditions and informative 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 100A, 200A, 300A and 400A 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.

31. Application MO/2014/1284 – Change of use of two shop units from retail (Use Class A1) to residential (Use Class C3): 74, The Street, Charlwood, Surrey (Item 7)

The Committee considered the report set out on pages 75 to 79 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/2014/1284, subject to the conditions and informatives detailed in the report together with the following amended and additional condition.

Amended Conditions

3. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked. The parking area shall be used and retained exclusively for its designated purpose.

Reason: To ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV5.

4. Before the development is occupied, a physical barrier shall be erected across the front boundary of the property in accordance with the approved plans details of which shall be submitted and approved by the Local Planning Authority.

Reason: The above conditions is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

Additional Condition

8. Any new or altered hard surfacing to be provided to the side of the property shall be constructed from either porous materials or shall make adequate provision for the direction run-off from the hard surface to a permeable or porous area.

Reason: To prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

32. Application MO/2014/1134 – Erecting of 2 No. detached dwellings with integral garages following demolition of existing dwelling and outbuildings: 4, Sole Farm Road, Bookham, Leatherhead, Surrey (Item 8)

The Committee considered the report set out on pages 80 to 87 of the agenda 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 Contributions by 2 October 2014, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to grant permission subject to the conditions and informatives as set out in the report, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

33. Application MO/2014/0705 – Variation of Conditions 18 and 20 of approved planning permission MO/2013/0053 for erection of 4 houses (with gardens and associated landscaping and parking), to allow provision of temporary car parking spaces and relocation of 13 No. permanent spaces in accordance with submitted drawings: Rough Rew, Dorking, Surrey (Item 9)

The Committee considered the report set out on pages 88 to 100 of the agenda and other matters discussed at the meeting.

RESOLVED: That subject to prior completion of a Section 106 Deed of Variation to secure the matters previously agreed in respect of application No. MO/2013/0053 approved on the 8th November 2013, that planning permission be granted subject to the conditions set out in the report.

34. Appeal Decisions

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

Chairman.....

Date.....