

Minutes of a meeting of the Development Control Committee held 3rd June 2015 at Pippbrook, Dorking from 7.00pm to 8.34pm

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Paul Elderton (Substitute for Tim Loretto), Raj Haque, Mary Huggins, Howard Jones, Malcolm Ladell, David Mir, Santi Mondejar, John Muggeridge, John Northcott, Corinna Osborne-Patterson (substitute for Rosemary Dickson), Jatin Patel, Sarah Seed, Philippa Shimmin and Chris Townsend (Substitute for Simon Ling).

5. Minutes

RESOLVED: That the Minutes of the Annual Council meeting held on 19th May 2015 be approved as a correct record and signed by the Chairman.

6. Apologies for Absence

Apologies for absence were received from Councillors Rosemary Dickson, Tim Loretto, Simon Ling and Peter Stanyard

7. Disclosure of Interests

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 8 as a member of the Fetcham Residents Association and that he spoke to the applicant.
- A non-pecuniary interest in Item 10 as the applicant rang him to discuss the application.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in Item 4 as a member of the National Trust.
- a non-pecuniary interest in Item 9 as the applicant was a personal friend and left the Chamber as to not take part in the consideration of the application.
- a non-pecuniary interest in Item 10 as she spoke to the applicant prior to the meeting.
- a non-pecuniary interest in Item 11 as a member of English Heritage.

Councillor Raj Haque declared:-

- a non-pecuniary interest in Item 8 as a member of the Fetcham Residents Association.
- a non-pecuniary interest in Item 10 as the applicant is known to him.

Councillor Mary Huggins declared:-

- a non-pecuniary interest in Item 8 as she was a representative of the Mole Valley Arts Alive Festival.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in Item 1 as he knew people who made representations.
- a non-pecuniary interest in Item 4 as a member of the National Trust.

- a pecuniary interest in Item 8 as he advised the applicant on an ancillary matter and left the room as not to take part in the consideration of the application.
- a non-pecuniary interest in Item 10 as he spoke to the applicant.

Councillor Santi Mondejar declared:-

- a non-pecuniary interest in Item 10 as a customer of the applicant.

Councillor John Northcott declared:-

- a non-pecuniary interest in Item 1 as a member of the Ashtead Residents Association and he was a friend of one of the objectors to the application and did not vote on the decision of the Committee.
- a non-pecuniary interest in Item 10 as he was a member of a Licensing Sub-Committee that had considered a licensing application for one of the applicant's premises.

Councillor Jatin Patel declared:-

- a non-pecuniary interest in Item 3 as a member of the Bookham Residents Association.
- a non-pecuniary interest in Items 5 and 6 as the ward member.

Councillor Sarah seed declared:-

- a non-pecuniary interest in Item 8 as a member of the Fetcham Residents Association, and that her brother had asked pupils from the school to preform at his wedding.

Councillor Phillipa Shimmin declared:-

- a non-pecuniary interest in Item 4 as a member of the National Trust.
- a non-pecuniary interest in Item 8 as she spoke to the applicant.

Councillor Paul Elderton declared:-

- a non-pecuniary interest in Item 9 as the applicant is known to him.
- a non-pecuniary interest in Item 10 as he chaired a Licensing Sub-Committee hearing that considered a licensing application for one of the applicant's premises.

Councillor Chris Townsend declared:-

- a non-pecuniary interest in Item 1 as a member of the Ashtead Residents Association.
- a non-pecuniary interest in Item 12 as he was a Surrey County Councillor.

At this point, the Chairman indicated that he would be changing the order of business on the agenda to consider Items 3, 8 and then 10 first.

8. Application MO/2015/0473 – Erection of six two storey dwellings with access road, single storey garage, parking and amenity space following the demolition of the existing house and ancillary single storey building: Riddlesdale, 63, Church Road, Bookham, Leatherhead, Surrey (Item 3)

Councillor Chris Townsend stated that he would not be taking part in the discussion or vote of this application due to previous comments made by the developer.

The Committee considered the report set out on pages 22 to 42 of the agenda together and other matters discussed at the meeting.

Members were advised that a letter of representation was received from the Bookham Residents Association stating that they considered the proposed development to be an overdevelopment and not in keeping with the character of the neighbourhood which was in conflict with Mole Valley Core Strategy policy CS3.

RESOLVED: That permission be granted in respect of application no. MO/2015/0473 subject to the conditions and informatives detailed in the report.

(N.B. Counted vote on the decision of the Committee –9 for, 6 against , 1 abstention)

9. Application MO/2015/0049 – Change of use from residential to office use, to provide administration offices for the Yehudi Menuhin School: Millfield Logde, Cobham Road, Bookham, Cobham, Surrey (Item 8)

Councillor Margaret Cooksey, Vice Chairman of the Committee, chaired this item.

The Committee considered the report set out on pages 73 to 78 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee debated the application in full, and some Members considered that the recommended reason to reject the proposal was not justified and they were satisfied that there was an exceptional need for this application. The Yehudi Menuhin School has an international reputation and the proposal would obviate the need for additional classroom buildings within the Green Belt. Also, the School were happy to have a personal permission and one requiring the use to revert to a dwelling when the offices were no longer required. Consequently, a motion to approve the application for these reasons and in line with policy HSG1 of the Mole Valley Local Plan was proposed and carried.

(N.B. Counted vote on the decision of the Committee to approve the application– For: unanimous)

In addition, Members agreed to add a condition to ensure that the residential accommodation would only be used by the school.

(N.B. Counted vote to add Condition – 14 for, 0 against, 1 abstention)

RESOLVED: That permission be granted in respect of application no. MO/2015/0389 subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

2. This permission shall enure solely for the benefit of the applicant, the Yehudi Menuhin School.

Reason: A strictly personal permission is granted in this case having regard to the special circumstances appertaining thereto in accordance in policy HSG1 of the Mole Valley Local Plan.

3. The building, the subject of this permission, shall be occupied only as offices and residential in connection with the Yehudi Menuhin School and for no other purpose.

Reason: To accord with the terms of the application and to restrict the use of the premises in the interests of the amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22.

4. When no longer required for offices, the building shall revert to a single family dwellinghouse.

Reason: To accord with the terms of the application and to restrict the use of the premises in the interests of the amenities of the locality, in accordance with Mole Valley Local Plan policy ENV22.

10. Application MO/2015/0517 – Create upper floor above existing single storey retail unit to provide 1 No. dwelling: 48, High Street, Leatherhead, Surrey (Item 10)

The Committee considered the report set out on pages 88 to 94 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: That permission be refused in respect of application no. MO/2015/0517 for the reason detailed in the report.

(N.B. Counted vote on the decision of the Committee to refuse the application– 8 for, 5 against, 3 abstentions)

11. Application MO/2015/0546 – Erect 2 No. detached dwelling following demolition of existing property: 39, Oakfield Road, Ashted, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 15 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Some Members of the Committee voiced concerns over the impact the proposed development would have on the street scene; it was felt that it was an overdevelopment that would create a sudden contrast in density when looking on both sides of the street. The proposed development was also deemed to be out of keeping with the character of the area. A motion to refuse this application for these reasons and in conflict with Mole Valley Local Plan policies ENV22, ENV23 and ENV24 and in conflict with Mole Valley Core Strategy CS14 was proposed and carried.

(N.B. Counted vote on the decision of the Committee to refuse the application– 13 for, 1 against and 3 abstentions)

RESOLVED: That permission be refused in respect of application MO/2015/0517 for the following reasons:

The proposed development, a subdivision of an existing curtilage to the rear of the site, by reason of its cramped form in relation to the boundaries of the site would result in an undesirable overdevelopment in backland form, out of keeping with the character and appearance of the area and its wider sylvan setting in conflict with Mole Valley Local Plan policies ENV22 and ENV23, ENV24 and Mole Valley Core Strategy policy CS14.

12. Application MO/2015/0340 – Variation of Condition No. 1 of permission MO/98/1086 to allow an additional two caravans to be stationed on site following demolition of a block of eleven garages: Surrey Hills Park, Boxhill Road, Boxhill, Tadworth, Surrey (Item 2)

The Committee considered the report set out on pages 16 to 21 of the agenda and other matters discussed at the meeting.

Members were concerned over the density of the site as it was felt that it was very crowded it albeit well maintained. It was suggested that the site licence conditions be reviewed to address this matter.

RESOLVED: That permission be granted in respect of application no. MO/2015/0340 subject to the conditions detailed in the report.

(N.B. Counted vote of the Committee on motion – 12 for, 4 against ,0 abstention)

13. Application MO/2015/0291 – Change of use of ground floor office, reception and storage area to holistic therapy practice with reception and treatment rooms (Use Class D1): Woodholm, Horsham Road, South Holmwood, Dorking, Surrey (Item 4)

The Committee considered the report set out on pages 42 to 48 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Some Members of the Committee expressed some concerns over the parking standards offered in the proposed application, it was felt that the parking provision was inadequate for the proposed site in conflict with Mole Valley Local Plan policy MOV5. A motion to refuse this application for this reason was proposed and fell.

(N.B. Counted vote of the Committee on motion – 3 for, 13 against ,0 abstention)

RESOLVED: That permission be granted in respect of application no. MO/2015/0291 subject to the conditions and informative detailed in the report together with the following amended condition.

Amended Condition

4. The commercial business to the rear of the site granted under a lawful development certificate MO/95/1021 shall only operate as an off site mobile use and the site specifically shall not be used for the fitting of tyres or batteries on site.

Reason: To ensure that adequate facilities are provided for the parking of vehicles in the interests of residential amenities of the locality in accordance with Mole Valley Local Plan policy ENV22, MOV2 and MOV5.

(N.B. Counted vote on the decision of the Committee – 11 for, 2 against , 1 abstention)

14. Application MO/2015/0211 – Erection of 1 No. retail unit and 3 No. flats following demolition of existing building and conversion of existing outbuilding to 1 No. bungalow: Bookham Galleries, 3 Beckley Parade, Leatherhead Road, Bookham, Leatherhead, Surrey (Item 5)

The Committee considered the report set out on pages 49 to 58 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/2015/0211 subject to the conditions and informatives detailed in the report together with the following additional condition relating to Method of Construction Statement.

Additional Condition

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. the parking of vehicles of site operatives and visitors
- ii. loading and unloading of plant and materials
- iii. storage of plant and materials used in constructing the development

Reason: To protect the amenities of neighbouring residential properties in accordance with in accordance with Mole Valley Local Plan policy ENV22.

(N.B. Counted vote on the decision of the Committee – 14 for, 1 against , 0 abstention)

15. Application MO/2015/0306 – Erection of 2 No. dwellings following demolition of existing bungalow (alternative scheme following grant of outline approval MO/2014/1550): 19, Crabtree Lane, Bookham, Leatherhead, Surrey (Item 6)

The Committee considered the report set out on pages 59 to 68 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/2015/0306 subject to the conditions and informatives detailed in the report.

(N.B. Counted vote on the decision of the Committee – 14 for, 1 against , 0 abstention)

16. Application MO/2015/0389–New agricultural access off Bunce Common Road: Land to the East of Hook Farm, Bunce Common Road, Leigh, Reigate, Surrey (Item 7)

The Committee considered the report set out on pages 68 to 72 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2015/0389 subject to the conditions detailed in the report.

17. Application MO/2014/0880 – Part change of use, extension and alteration to existing retail (Use Class A1) to provide 2 No. residential units following removal of flat roof, light well and rear chimney: 48, West Street, Dorking, Surrey (Item 9)

The Committee considered the report set out on pages 79 to 87 of the agenda and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2015/0880 subject to the conditions and informative detailed in the report.

18. Application MO/2014/1781 – Erection of new Day House and demolition of existing Ralph House (Renewal of MO/2011/1184): Box Hill School, Old London Road, Mickleham, Dorking, Surrey (Item 11)

The Committee considered the report set out on pages 95 to 108 of the agenda and other matters discussed at the meeting.

RESOLVED: That subject to the referral of the application to National Planning Casework Office in accordance with the departure procedure, permission be granted in respect of application no. MO/2014/1781 subject to the conditions and informatives detailed in the report.

(N.B. Counted vote on the decision of the Committee – 14 for, 0 against , 1 abstention)

19. Application MO/2015/0485 – Alterations to existing traveller site comprising installation of one additional pitch within existing site boundaries and the construction of one new amenity block within an existing pitch (Surrey County Council application- for consultation purposes only): Salvation Place, Young Street, Leatherhead, Surrey (Item 12)

The Committee considered the Mole Valley District Council response to consultation as set out on pages 109 to 116 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: Members agreed the MVDC response to this consultation as detailed in the report.

20. Appeal Decisions

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

Chairman.....

Date.....