

**Minutes of a meeting of the Development Control Committee
held 3rd August 2016 at Dorking Halls, Dorking
from 7.00pm to 9.20pm**

Present: Councillors, Margaret Cooksey (Chairman), Joe Crome, Rosemary Dickson, James Friend, Raj Haque, Mary Huggins, Metin Huseyin, Duncan Irvine, Howard Jones, Malcolm Ladell, Simon Ling, Tim Loretto, Claire Malcomson, David Mir (Substitute for Chris Hunt), John Muggeridge, Jatin Patel, Peter Stanyard, Clayton Wellman and Patricia Wiltshire

26. Minutes

RESOLVED: That the Minutes of the meeting held on 6th July 2016 be approved as a correct record and signed by the Chairman.

27. Apologies for Absence

Apologies for absence were received from Councillor Chris Hunt.

28. Disclosure of Interests

All Members of the Committee declared a non-pecuniary interest in item 2 as the land owner was a fellow Member of the Council.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in item 3 and 4 as a member of National Trust.
- a non-pecuniary interest in item 6 as she was acquainted with a number of objectors.

Councillor Joe Crome declared:-

- a non-pecuniary interest in item 3 and 4 as a member of National Trust.

Councillor James Friend declared:-

- a non-pecuniary interest in item 3 and 4 as a member of Nation Trust.
- a non-pecuniary interest in item 3 as he had a number of discussions about the application.
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Councillor Raj Haque declared:-

- a non-pecuniary interest in item 5 & 8 as he had a number of correspondence relating to the applications.

Councillor Metin Huseyin declared:-

- a non-pecuniary interest in item 3 and 4 as a member of National Trust.
- a non-pecuniary interest in item 5 as he received a letter about the application.

Councillor Simon Ling declared:-

- a non-pecuniary interest in item 3 and 4 as a member of National Trust

Councillor Claire Malcomson declared:-

- a pecuniary interest in item 2 as the land owner of the site in question and that she would withdraw from the meeting when considering this item.
- non-pecuniary interest in item 6 as she had communications with the warden about the application.

Councillor John Muggeridge declared:-

- a non-pecuniary interest in item 5 as he had been contacted by the applicant.

Councillor Duncan Irvine declared:-

- a non-pecuniary interest in item 4, as the owner of the site was a colleague of his partner.

Councillor Clayton Wellman declared:-

- a non-pecuniary interest in item 2 as the partner of the land owner, and has decided to withdraw from the meeting when considering this item.
- a non-pecuniary interest in item 6 as he had discussions with the Chair of the Brockham Parish Council about the application.

Councillor Patricia Wiltshire declared:-

- a non-pecuniary interest in item 5 as she received a letter about the applications.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in item 4 as a member of National Trust.
- a non-pecuniary interest in item 5 & 6 as he had discussions with the Chair of the Brockham Parish Council about the application.

29. Application MO/2016/0594- The erection of 62 No. bed care homes, 35 No. assisted living units, 26 No. family houses and 17 No. affordable dwellings together with access, parking, public open space including a Locally Equipped Area of Play (LEAP) and landscaping following the demolition of Farthings: Land at Farthings and between Randalls Road and Cleeve Road, Leatherhead, Surrey (Item 1)

The Committee heard representations from the following speakers: Mr Anwar Masih, local resident, and Mrs Fran Smith, Chairman of the Leatherhead Residents' Association Planning Committee who both spoke in objection to the application, and Mr Chris Thompson, Agent for the applicant who spoke in support of the application.

The Committee considered the report set out on pages 1 to 28 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. Members discussed the planning history of the site and noted the changes proposed from a previously refused application which included change to the layout for access and better layout for refuse collection. Members also noted that the application met the affordable housing element of the scheme. However, some members voiced some concerns over the road layout at the junction of Randalls Road and Cleeve Road, and concerns regarding the increase of traffic. Officers confirmed that a sum would be secured through a legal agreement to

provide towards implementations to improve the use and the safety of this junction and this includes a provision of a pedestrian and cycle scheme. Concerns were also raised about the use of the play and open space area during construction, and to ensure the safety of all users, Members agreed to amend condition 2 regarding the phasing of the play area provision. The Committee also discussed the landscaping of the scheme, and have agreed to add an informative to strengthen the landscaping and planting proposals.

(N.B. Counted vote on the decision of the Committee– 16 for, 1 against, 1 abstention)

RESOLVED: That subject to:

- Receipt and consideration of the final comment from Surrey Wildlife Trust;
- Receipt and consideration of the final comments of the Sustainability Consultant;
- Receipt and consideration of the final comments from the highway authority in relation to the contents of the draft legal agreement;
- Receipt and consideration of the final comments from the Parks Officer in relation to the contents of the draft legal agreement;
- Final agreement of commuted Affordable Housing sum in relation to the Assisted living Units;
- The receipt of a satisfactory legal obligation by 1st September 2016, 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 Officers report together with the following amended condition and additional informative, 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 Condition

2. Before any development commences on site, details of any phasing of the development hereby permitted, to include the timing of the provision of the children's play area including play equipment, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved phasing plan.

Reason: In the interests of the visual amenity of the locality, the safety of users of the open space and play area, and to ensure adequate parking is available for the individual elements of the proposal and to accord with Mole Valley Core Strategy policies CS14 and Local Plan policies ENV22, MOV2 and the National Planning Policy Framework 2012.

Additional Informative

16. In relation to condition 17 and the requirement for a landscaping scheme, the applicant is advised that there is an expectation for substantial screening provision to be provided around the site.

- 30. Application MO/2016/0696– Demolition of existing garage and erection of 1 No. detached dwelling with associated parking and landscaping on land at rear. Removal of front extension and side steps to existing house: Westbourne House, 13, Horsham Road, Dorking, Surrey (Item 2)**

The Committee considered the report set out on pages 29 to 35 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

RESOLVED: that application be refused for the reasons detailed in the Officer's report.

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

31. Application MO/2016/0516– Erection of 38 No. dwellings (comprising 5 No. flats and 33 No. houses) with associated landscaping, parking and access: Land Rear of Photo Me International, Bookham Industrial Estate, Church Road, Bookham, Leatherhead, Surrey (Item 3)

The Committee considered the report set out on pages 36 to 83 of the agenda and other matters discussed at the meeting.

RESOLVED: that subject to the receipt of a satisfactory legal obligation by 31 August 2016 to ensure the delivery of the proposed level of affordable housing, 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 on the planning application that was considered by the Committee at its meeting on 1st June 2016, or if that obligation is not received by that date, the Corporate Head of Service be authorised to refuse permission for the appropriate reasons.

(N.B. Counted vote on the decision of the Committee – 16 for, 2 abstentions)

32. Application MO/2015/1330– Erection of 1 No. detached dwelling following removal of existing buildings: Pixholme Court Nurseries, Pixham Lane, Dorking, Surrey (Item 4)

The Committee considered the report set out on pages 84 to 102 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Some Members argued that the current state of the site was derelict and in need of repair. However, the Committee noted that the site is situated in the Green Belt and within the Surrey Hills Area of Outstanding Natural Beauty who have expressed very strong views on the effects this proposed development would have on the character and appearance of the rural area.

RESOLVED: that the application be refused for the reasons detailed in the Officer's report.

(N.B. Counted vote on the decision of the Committee – 14 for, 4 abstentions)

33. Application MO/2016/0153- Variation of condition 10 of approved planning permission MO/2015/1162 for the erection of a replacement dwelling to allow the construction of a basement in accordance with drawing Nos. P02A and P05A: 19, Castle Gardens, Brockham, Dorking, Surrey (Item 5)

The Committee considered the report set out on pages 103 to 110 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee discussed this application in full, and some Members sought some further clarification to the reasons for refusing the proposed development. It was argued that policy CS1 of the Mole Valley Core Strategy was not an appropriate reason for refusal. Some Members expressed some concerns about the damage this development would have on the water reservoirs if the soil is reduced further. However, it was generally agreed that the proposed development was acceptable and that it did not pose any harm to the Green Belt. A motion to defer this application to the next meeting for Officers to compile appropriate conditions for approving the application was proposed and carried.

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

RESOLVED: That application MO/2016/0516 be deferred to the next scheduled meeting.

(N.B. Counted vote on the decision of the Committee on recommendation to refuse the application – 2 for, 10 against, 6 abstention)

34. Application MO/2016/0009– Demolition of bungalow at Pound Cottage and section of garden wall, and erection of 2 No. single storey, sheltered housing units for Anthony West House: Pound Cottage, rear of Anthony West House, Wheelers Lane, Brockham, Surrey (Item 6)

The Committee considered the report set out on pages 111 to 120 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members of the Committee welcomed the proposed development, and have requested that the local Member be consulted in all discussions relating to the Construction Transport Management Plan to ensure the safety of local residents.

RESOLVED: that permission be granted subject to the conditions and informatives detailed in the Officer’s report together with the following amended condition:

Amend condition 2 (Plan numbers) to show amended plan:

The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers: 321/01 Revision A, **321/02 Revision F**, 324-02 Revision G, APArboriculture Tree Protection Plan TPP/APA/AP/2015/186, Statements APA/AP/2015/186 contained within the application and no variations shall take place.

(N.B. Counted vote on the decision of the Committee on Officer’s recommendation: unanimous - for)

35. Appeal Decisions

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

Chairman.....

Date.....