

**Minutes of a meeting of the Development Control Committee  
held 6th July 2016 at Pippbrook, Dorking  
from 7.00pm to 9.10pm**

Present: Councillors Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Rosemary Dickson, David Mir (Substitute for Jatin Patel), James Friend, Raj Haque, Mary Huggins, Metin Huseyin, Howard Jones, Simon Ling, Tim Loretto, Claire Malcomson, John Muggeridge, Sarah Seed, Peter Stanyard (Substitute for Patricia Wiltshire), Clayton Wellman.

**18. Minutes**

**RESOLVED:** That the Minutes of the meeting held on 1st June 2016 be approved as a correct record and signed by the Chairman.

**19. Apologies for Absence**

Apologies for absence were received from Councillors Stephen Cooksey, Malcolm Ladell, Jatin Patel and Patricia Wiltshire.

**20. Disclosure of Interests**

Councillor James Friend declared:-

- a non-pecuniary interest in item 2, however, as he had much involvement with this application and discussions with both parties, he decided to withdraw from the meeting when considering this item.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in item 1 as member of the Fetcham Residents Association.

**21. Application MO/2016/0656- Erection of 1 no. dwelling with integral garage: Land at rear of 4 and 5, Burney Close, Fetcham, Leatherhead, Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 18 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 subject to the conditions and informative detailed in the Officer's report, together with the following amended and additional conditions:

Amended Condition

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: 15-1559-01, 15-1559-02, **15-1559-03 Revision A** contained within the application and no variations shall take place.

### Additional Condition

#### 17. Construction Transport Management plan:

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

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.

#### **22. Application MO/2016/1002– Erection of 1 No. pair of semi-detached dwellings and 2 No. detached dwellings, following demolition of existing bungalow: Garden Hill, Guildford Road, Westcott, Dorking, Surrey (Item 2)**

The Committee considered the report set out on pages 19 to 36 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members were in general agreement about the proposed development, however some concerns were raised over details to ensure not only the retention of the front boundary stone wall but also its protection- it was felt that Condition 23 in the Officers report should be made more robust to ensure not only the retention of the wall but also its protection. Members agreed for Officers to amend Condition 23 to reflect this.

Some Members also voiced some concerns over the proposed conditions covering the Construction Transport Management Plan. It was acknowledged that there was limited parking space at the construction site, and that there was insufficient off-street car parking for any overflow parking for the site's construction and staff vehicles. Members were cognisant that Conditions 15 and 16 of the Officer's report cover these concerns, and they have agreed for Officers to amend Condition 15 to be more forceful in order to ensure compliance.

Members also requested Officers to liaise with the Local Member to encourage their involvement in the development of the site to ensure that all the conditions as detailed in the report were respected.

**RESOLVED:** That subject to the carrying out of additional bat surveys and the further views of Surrey Wildlife Trust upon its findings, the Interim Corporate Head of Service be authorised to grant permission subject to the conditions and informatives detailed in the Officer's report, together with the following amended conditions:

### Amended Conditions

15. No development shall commence until a Construction Transport Management Plan has been submitted to and approved, in writing, by the Local Planning Authority. The Management Plan shall include details of:

- (i) parking for vehicles of site personnel, operatives and visitors;
- (ii) loading and unloading of plant and materials;
- (iii) storage of plant and materials;
- (iv) programme of works (including measures for traffic management);**
- (v) delivery times and size of delivery trucks.**

The approved plan shall be adhered to throughout the construction period.

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.

22. Prior to the commencement of the development, **methodology statements for the protection of the retained parts of the front boundary wall** and, the taking down of sections of the wall, together with any necessary works of repair and reinstatement, to be submitted to and agreed in writing by the Local Planning Authority.

Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and to preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

**Note:**

**From reviewing the wording within the wall conditions and the concerns of the committee over potential damage to it, the Historic Environment Officer and myself considered that it was more appropriate to weave in the additional safeguarding text into condition 22 rather than 23.**

**23. Application MO/2016/0266 – Provision of new additional car park for Ockley station providing a total of 30 No. spaces: Field adjacent to Station Approach, Ockley, Dorking, Surrey (Item 3)**

The Committee considered the report set out on pages 37 to 49 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members of the Committee noted an administrative error printed on the Addendum Sheet in that the two first bullet points under 'Representations' on pages 7 and 8 refer to another application and should be disregarded.

Some Members expressed some concerns over the lack of lighting in the proposed development site. It was argued that due to its rural location, it would be responsible to install some soft lighting to ensure the safety and security of the car park users. Other Members argued that because of the rural nature of the site, lighting would disrupt the local wildlife and that such decision should be left at the discretion of the land owners. A vote was put to the Committee to add a condition regarding installation of lighting.

*(N.B. Counted vote on the decision of the Committee to add a condition regarding lighting – 3 for, 12 against)*

**RESOLVED:** that permission be granted subject to the conditions and informative detailed in the Officer's report.

*(N.B. Counted vote on the decision of the Committee – 12 for, 3 against, 1 abstention)*

**24. Appeal Decisions**

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

**25. Urgent Item- MO/2016/0516: Erection of 38 dwellings (comprising 5 flats and 33 houses) with associated landscaping, parking and access: Land rear of Photo Me International, Bookham Industrial Estate, Church Road, Bookham, Leatherhead, Surrey.**

The Committee considered a report previously circulated to Members and tabled at the start of the meeting together with other matters discussed at the meeting.

The Committee discussed the changes to the proposed development in full, and some Members remained unsatisfied about the level of affordable housing proposed as part of the scheme. The results of Mole Valley District Council's assessment of the applicant's viability claims were noted, however some Members deemed that the Developers' agreement to provide an additional two affordable units as part of the scheme was still unsatisfactory as it still did not meet MVDC's affordable housing policy in the Mole Valley Core Strategy. The key issue for Members was the proposed claw back agreement- it was argued that Officers should reach an agreement where units are released for affordable housing if the applicant's profit should exceed the amount stated in the viability appraisal. A motion to defer this application to the next meeting for further discussions/negotiations about the claw back clause was proposed and carried.

*(N.B. Counted vote on the decision of the Committee on motion – 8 for, 7 against, 1 abstention)*

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

Chairman.....

Date.....