

Minutes of the Development Control Committee Held on 4 October 2017 at Pippbrook, Dorking 7.00pm to 10.12pm

Present : Councillors : Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Joe Crome, Rosemary Dickson (left before urgent items), James Friend, David Hawksworth, Raj Haque, Mary Huggins, Duncan Irvine, Howard Jones, Malcom Ladell, Tim Loretto, Claire Malcomson, Jatin Patel, Peter Stanyard, Clayton Wellman.

Substitutions: Councillor Patricia Wiltshire (for Councillor Mary Cooper).

64. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 6 September 2017 be approved as a correct record and signed by the Chairman.

65. Apologies for Absence

Apologies for absence were received from Councillors Mary Cooper and John Muggeridge.

66. Disclosure of Interests

Councillor Margaret Cooksey declared:

- a non pecuniary interest in the urgent items as she knows the applicant and has met with the Leith Hill action group.

Councillor James Friend declared:

- a non pecuniary interest in item 2 as a Trustee of the Westcott Village Association.
- a non pecuniary interest in the urgent items as he had been involved with the Leith Hill Action Group in his previous role as an Executive Member and withdrew from the discussions.

Councillor David Hawksworth declared:

- a non pecuniary interest in item 4, 5 and 8 as he is a member of the Ashtead Residents Association.

Councillor Claire Malcomson declared:

- a non pecuniary interest in the urgent items as she had been involved with the Leith Hill Action Group and withdrew from the discussions.

Councillor Jatin Patel declared:

- a non pecuniary interest in item 6 as the the Ward Member and had met the applicant.

Councillor Peter Stanyard declared:

- a non pecuniary interest in item 4, 5 and 8 as he is a member of the Ashtead Residents Association.

Councillor Clayton Wellman declared:

- a non pecuniary interest in the urgent items as he has been involved with the Leith Hill Action Group and withdrew from the discussions.

Councillor Patricia Wiltshire declared:

- a non pecuniary interest in item 4, 5 and 8 as she is a member of the Ashted Residents Association.

67. Item 1: Application MO/2017/0755

Erection of two storey side/rear extension

4 St Pauls Road East, Dorking RH4 2HR

The Committee considered the report set out on pages 1 to 9 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues discussed included the bulk and massing of the proposal, overlooking onto neighbouring properties and the views from the surrounding area. A motion to refuse the application under policies CS14, ENV22 and ENV32 was proposed and seconded.

The Chairman invited the Members to vote to refuse the application as submitted:

For = 8, Against = 4, Abstentions = 5.

RESOLVED: That permission in respect of application MO/2017/0755 be **REFUSED** for the following reasons:

- 1) causing harm to the character of the existing house and surrounding area contrary to Planning Policy CS14 and Local Plan policies ENV 22 and ENV 32;
- 2) having a detrimental to the outlook and living conditions of No.2 St Pauls Road East, Dorking and Bradley Mead, Chart Lane, Dorking contrary to Planning Policies ENV32 and ENV22.

68. Item 2: Application MO/2017/0695

Extension and conversion of Vine Court to provide 30 No. residential units with associated landscaping.

Vine Court, Chalkpit Lane, Dorking RH4 1XG

The Committee considered the report set out on pages 10 to 26 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All Agreed.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/0695, subject to the conditions detailed in the report.

69. Item 3: Application MO/2017/0555

Erect two storey hospital and veterinary centre with associated pens, aviaries and 36 parking spaces; erect single storey education centre and a further 36 parking spaces; erect single storey caretaker accommodation, store and workshop; carry

out associated landscaping improvements including creation of ponds/wetland, footpaths and outdoor teaching/viewing platforms.

Land on the West side of Woodlands Road between the River Mole and the M25, Leatherhead, Surrey

The Committee considered the report set out on pages 27 to 61 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues included condition 7 regarding the occupation of the caretaker's dwelling being limited to a person instructed by the operation of the site in connection with the maintenance of the site as an animal treatment hospital and to any resident dependants. It was considered that the condition was restrictive and would not allow flexibility to allow vets to stay when required to give overnight treatment. It was agreed that the condition should be amended to only be occupied by person(s) essential to the operation of the development.

The Chairman invited the Members to vote on the application as submitted with the additional conditions set out in the addendum and the change to condition 7.

All Agreed.

RESOLVED: That subject to:-

(a) referral of the application to the National Planning Case Work Unit and

(b) the receipt of a satisfactory legal obligation by 30th November 2017, or any such later date to be agreed in writing with the Corporate Head of Service,

the Corporate Head of Services be authorised to **GRANT** permission in respect of application no. MO/2017/0555, subject to the conditions and informative detailed in the report together with the amended and additional conditions set out below 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

7. The occupation of the caretaker's dwelling shall be limited to a person essential to the operation of the development in connection with the maintenance of the site as an animal treatment hospital and to any resident dependants.

Reason: To ensure that the dwelling hereby permitted is occupied only by a person or persons employed as staff on the site since the site lies within a rural area to which a policy of restraint is applied in accordance with the advice of the National Planning Policy Framework and policy CS1 of the Mole Valley Core Strategy.

17. Prior to commencement of any above ground works, details of the specific species of fish to be stocked in each pond shall be submitted for the approval in writing of the Local Planning Authority.

Reason: During a flood event there is potential for a mixing of both fish and wildlife ponds introducing species to each pond which may affect the biodiversity of each pond, to accord with the National Planning Policy Framework and policy CS15 of the Mole Valley Core Strategy.

Additional Conditions

23. No above ground works shall take place until an extended phase 2 habitats survey and protected species surveys have been undertaken across the whole site and the

results submitted to the Local Planning Authority. The surveys should include flora, amphibians and reptiles, bats, birds and riparian wildlife along the River Mole to the possible presence of water voles and nesting birds.

Reason: To ensure the development harmonises with its surroundings in accordance with Mole Valley Local Plan policy ENV22 and Policy CS14 of the Mole Valley Core Strategy.

24. The open space areas within the development area shall be protected with 8 no. Eco Barriers to the construction standards and dimensions specified in KP acoustics report ref 14936.170911 Rev A dated 22 September 2017 and the locations to be protected shall be denoted in figure 1 of the same report. Completion of the barriers shall be validated by submission of a closing report detailing the dimensions and construction of each barrier and including photographs of each structure. The structures as approved shall be maintained for the duration of the approved use.

Reason: To provide an appropriate level of amenity for the teaching areas thus protecting students and visitors from excessive noise emanating from M25 motorway.

With an amendment to condition no.7 – The caretaker's dwelling to be only occupied by person(s) essential to the operation of the development.

With an amendment to condition no.17 – Prior to commencement of any above ground works, details of the specific species of fish to be stocked in each pond shall be submitted for the approval in writing of the Local Planning Authority.

Following the resolution to agree the conditions, the application will be referred to the Secretary of State and the National Planning Casework Unit as the development is contrary to Green Belt development policy.

70. Item 4: Application MO/2017/1124

Erection of 2 no. semi detached dwellings.

Land to rear of 183 & 185 Barnett Wood Lane, Ashtead KT21 2LP

The Committee considered the report set out on pages 62 to 71 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All agreed.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/1124, subject to the conditions detailed in the report.

71. Item 5: Application MO/2017/0930

Erect 3 no. detached dwellings with living accommodation in the roof space and three single garages.

Land to the rear of 49 and 51a Links Road, Ashtead KT21 2HL

The Committee considered the report set out on pages 72 to 83 of the agenda together with other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

All Agreed.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/0930, subject to the conditions detailed in the report.

72. Item 6: Application MO/2017/0922

Erect 1 no. detached chalet bungalow at rear using existing access.

Land to rear of Northdown House, Leatherhead Road, Bookham KT23 4RR

The Committee considered the report set out on pages 84 to 94 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted the information contained in the addendum:

All Agreed.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/0922, subject to the conditions detailed in the report and 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 P699-01-03, P699-01-04, P699-01-05, P699-01-02, P699-01-09, P699-01-6/7, P699-01-08 and the John Harper Arboricultural Impact Statement & Tree Protection Plans 2017061v1.0 July 2017 and 2017061/TPP001 and 2017061/TPP002 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, Mole Valley Local Plan policy ENV22 and Policy BKEN3 of the Bookham Neighbourhood Development Plan.

73. Item 7: Application MO/2017/1026

Erect 1 no. American style barn for mixed use of stabling of private and commercial horses and 1 no. barn for storage of hay, plant and machinery.

Jordan's Farm, Horsham Road, Forest Green, Dorking RH5 5SB

The Committee considered the report set out on pages 95 to 101 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. Concerns were raised relating the possible light spillage from the proposed development.

The Chairman invited the Members to vote on the application as submitted with the addition of a lighting scheme condition:

All Agreed.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/1026, subject to the conditions detailed in the report and the following amended and additional conditions.

Amended Condition

2. The development hereby permitted shall be carried out and completed in all aspects strictly in accordance with the submitted documents and plan numbers 000 (revised 22.09.2017), 001, 002, 003, 004, 005, 006 and 007 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.

Additional Condition

6. Before any above ground works commence, details of the proposed internal lighting scheme shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be carried out in accordance with the approved details.

Reason: To protect the amenities and character of the countryside in accordance with Mole Valley Local Plan policy ENV3 and policy CS13 of the Mole Valley Core Strategy.

74. Item 8: Application MO/2017/1147

Install 3 no. internally illuminated fascia signs, 1 no. non illuminated fascia sign and 1 no. internally illuminated hanging sign to front , rear and side elevations.

53 The High Street, Ashted KT21 1AA

The Committee considered the report set out on pages 102 to 107 of the agenda together with other matters discussed at the meeting.

The Chairman invited the Members to vote on the application as submitted:

For = 14, Against = 0, Abstentions = 3.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/1147, subject to the conditions detailed in the report.

75. Urgent Item 1: Application MO/2017/0911 (Surrey County Council - Consultation)

Proposal: Details of traffic management scheme pursuant to condition 19 of application subject of appeal ref: APP/B3600/A/11/2166561 Dated 15 August 2015.

Land at Bury Hill Wood, Coldharbour Lane, Holmwood, Dorking RH5 6HN

The Committee considered the report set out in the urgent item for the agenda together with other matters discussed at the meeting. It was considered that some changes had been made for the better, and some remained unresolved.

The Chairman invited the Members to vote on the consultation response as submitted in the report:

All Agreed.

RESOLVED: That an **OBJECTION** to the details of the traffic management scheme pursuant to condition 19 of the consultation from Surrey County Council be submitted. The Committee left the response in the hands of the Chairman, Vice Chairman, Ward Member and Development Control Manager to report the committees concerns relating to:

- the failure to address issues relating to traffic in Dorking Town Centre
- the failure to consider the full impact of traffic movements associated with the development on school children in the vicinity
- questioned the structural stability of an aluminium trackway and the potential for noise to the surrounding area from the use of such a material
- traffic movements have not been reduced in the drilling phase

- passing place only wide enough for one HGV and concern about what happens when two are following each other?
- questioned the assumption that the vehicles would travel at a constant speed of 30 mph and that they would not meet cyclists travelling in the opposite direction or that there would be no slower moving traffic e.g. cyclists or horses.
- concern that there may be no banksmen in the right places if a vehicle turned up unexpectedly
- questioned whether the Applicant had permission to use Cobham Services.

76. Urgent Item 2: Application MO/2016/1563 (Surrey County Council - Consultation)

Installation of perimeter security fencing consisting of 2m high Heras fencing and 3m high deer fencing; office and WC at the site entrance; and office, welfare accommodation, water fuel and a generator, all ancillary to and in association with appeal decision APP/B3600/A/11/2166561 Dated 7 August 2015.

Land at Bury Hill Wood, Coldharbour Lane, Holmwood, Dorking RH5 6HN

The Committee considered the report set out in the urgent item for the agenda together with other matters discussed at the meeting.

The Chairman invited the Members to vote on the consultation response as submitted in the report:

For = 9, Against = 2, Abstentions = 2.

RESOLVED: that **NO OBJECTION** be submitted to the consultation, subject to Surrey County Council attaching a condition to any grant of planning permission to ensure that the proposed fencing is wholly related to and only implemented in connection with the permitted exploratory operations.

77. 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.....