

**Minutes of the Development Control Committee
Held on 4 January 2017 at Pippbrook, Dorking
7.00pm to 7.53pm**

Present: Councillors:

Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Mary Cooper (substitute for Peter Stanyard), Rosemary Dickson, James Friend, Raj Haque, David Hawksworth (substitute for Simon Ling), Mary Huggins, Metin Huseyin, Duncan Irvine, Howard Jones, Bridget Kendrick (substitute for Joe Crome), Malcolm Ladell, John Muggeridge, Jatin Patel, Clayton Wellman & Patricia Wiltshire.

90. Minutes

RESOLVED: That the Minutes of the meeting held on 7 (& reconvened on 12) December 2016 be approved as a correct record and signed by the Chairman.

91. Apologies for Absence

Apologies for absence were received from Councillors Joe Crome, Simon Ling, Tim Loretto, Claire Malcolmson and Peter Stanyard.

92. Disclosure of Interests

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item: 1 - Member knows the applicant & has spoken to neighbours

Councillor Raj Haque declared:

- a non-pecuniary interest in item: 4 – Member knows the applicant

Councillor Mary Huggins declared:

- a pecuniary interest in item: 3 – Member has an interest in the property

Councillor Metin Huseyin declared:

- a non-pecuniary interest in item: 2 – Member is a member of the Residents Association

Councillor Duncan Irvine declared:

- a non-pecuniary interest in item: 3 – Member knows the applicant

Councillor Jatin Patel declared:

- a non-pecuniary interest in item: 3 – Member is a ward member

Councillor Clayton Wellman declared:

- a non-pecuniary interest in item: 1 – Member has a personal interest

93. Item 1: Application MO/2016/1688 (Detailed)

Erection of 1 no. dwelling to rear. Associated parking, landscaping to land to rear,

following demolition of existing rear garage, front extension & side steps to existing house.

Westbourne House, 13 Horsham Road, Dorking, Surrey RH4 2JL

The Chairman invited questions from Members following the description of the application by the Development Manager.

Questions related to the difference between the current application & previous applications on the site. Officers stated how the current proposal was reduced in scale compared to the previous application, removing some of the first floor elements.

The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 1 to 8 of the agenda and other matters discussed at the meeting. Issues debated included the scale of development & the impact on the site & surrounding area.

The Chairman invited a vote.

All agreed to refuse the proposal as recommended.

RESOLVED: that permission be **REFUSED** for the reasons detailed in the Officer's report.

94. Item 2: Application MO/2016/1618 (Detailed)

Erection of 1 no. bungalow with access from the adjacent development at the rear of 69 – 77 Keswick Road.

79 Keswick Road, Bookham, Leatherhead, Surrey KT23 4BG

The Chairman invited questions from Members following the description of the application by the Assistant Development Manager.

Questions related to the impact of the previously allowed dwellings on the site, including overlooking & loss of privacy and the boundary fencing / hedging. Questions were answered by Planning officers and the Chairman.

The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 9 to 18 of the agenda and other matters discussed at the meeting. Issues debated included the impact of dormer windows & roof lights on the possible loss of privacy for neighbours. The boundary screening was also discussed. An additional condition was suggested to remove permitted development rights for windows in the roofscape.

The Chairman invited a vote.

All agreed to permit as recommended with the addition of a condition to remove Permitted Development rights for dormer windows.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. Officers to add a condition to remove Permitted Development rights for dormer windows.

95. Item 3: Application MO/2016/1648 (Change of Use)

Change of Use from A1 retail with ancillary accommodation to residential to form 1 no. dwelling.

Roses Stores, Old London Road, Mickleham, Surrey RH5 6DU

The Chairman invited questions from Members following the description of the application by the Planning case officer.

No Members wished to raise questions that were not covered by the officers report.

The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 19 to 23 of the agenda and other matters discussed at the meeting. Issues debated included the current and previous uses of the convenience store, the current opening times, the current goods on sale & the general usefulness of the store to the local community.

The Chairman invited a vote.

All agreed to permit as recommended.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer’s report.

96. Item 4: Application MO/2016/1712 (Detailed)

Construction of golf teaching & practice bay

Leatherhead Golf Club, Kingston Road, Leatherhead, Surrey KT22 0BE

The Chairman invited questions from Members following the description of the application by the Assistant Development Manager.

Questions related to the lighting, impact on the Green Belt, scale, materials of construction, trees & the colour of the finished structure.

The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 24 to 29 of the agenda and other matters discussed at the meeting. Issues debated included the use of the proposal, times of usage, impact on the Green Belt, materials, final colour of the structure & the conditions attached to the officer’s report. Concerns were raised relating to the impact on the surrounding area.

The Chairman invited a vote.

For: 14, Against: 0, Abstentions: 3. Agreed to permit as recommended.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer’s report.

97. Appeal Decisions

The Chairman drew the attention of the committee to the 3 decisions made by the Planning Inspectorate and Court of Appeal listed in the agenda.

98. Urgent Items: None

Signed:

Chairman.....

Date.....