

Minutes of a meeting of the Development Control Committee held 4th February 2015 at Pippbrook, Dorking from 7.00pm to 11.00pm

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Stella Brooks, Rosemary Dickson, Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Tim Loretto, David Mir, John Muggeridge, John Northcott, Jatin Patel, David Preedy, Sarah Seed, Philippa Shimmin, and Chris Townsend (Substitute for Simon Ling).

Also present as Ward Members: Corinna Osborne-Patterson and Charles Yarwood.

74. Minutes

RESOLVED: That the Minutes of the meeting held 7th January be approved as a correct record and signed by the Chairman, subject to the following addition to minute 64:

Councillor Jatin Patel declared:-

- a non-pecuniary interest in Items 1 & 2 as a member of the Bookham Residents Association.

75. Apologies for Absence

Apologies for absence were received from Councillor Simon Ling.

76. Disclosure of Interests

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 1 as he knew three objectors to the application.
- a non-pecuniary interest in item 4 as his sister lived along Keswick Road, and was a member of the Fetcham Residents Association.

Councillor Stella Brooks declared:-

- a non-pecuniary interest in Item 4 as she visited three properties on Gilmais.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in Item 3 as a member of the Ashtead Conservative Group who have raised some funds for the club in the past.

Councillor Howard Jones declared:-

- a non-pecuniary interest in Item 3 as a former Chairman of the Ashtead Conservative Group who have raised some funds for the club in the past.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in Item 1 as she knew a resident who lived on River Lane.

Councillor John Northcott declared:-

- a non-pecuniary interest in Item 3 as a Member of the Ashtead Residents Association.
- a non-pecuniary interest in item 7 as a member of Surrey Wildlife Trust and had been to a number of exhibitions and meetings regarding the progress of this development but had no involvement in any of the decision making.

Councillor David Preedy declared:-

- a non-pecuniary interest in item 7 as a member of the Headley Parish Council, as a member of Tyrrells Wood Golf Course situated near the site and he has visited the site and spoken to the applicant.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in Item 4 as a member of the Fetcham Residents Association.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in Item 3 as a member of the Ashtead Residents Association.

Councillor Chris Townsend declared:-

- a non-pecuniary interest in Item 3 as a member of the Ashtead Residents Association, and as a Member of Surrey County Council, he previously gave some of his allocations to the club.

At this point, the Chairman indicated that Item 6- MO/2014/1610 had been withdrawn and that he would be changing the order of business on the agenda to consider Item 7 – MO/2014/2014 after the consideration of the three first speaking Items.

77. Application MO/2014/0905 –Creation of artificial turf pitch with fencing, dugouts and floodlighting. Construction of storage unit and extension of car park to include lighting: Leatherhead Youth FC, River Lane, Leatherhead, Surrey (Item 1)

The Committee considered the report set out on pages 1 to 14 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Dennis Crema, Chairman of the Leatherhead Youth who spoke in support of the application.

RESOLVED: That permission be granted in respect of application no. MO/2014/0905, subject to the conditions and informative detailed in the report, together with the following amended condition.

Amended Condition

15. The sports pitches hereby approved, shall not be brought into use until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The car park shall be used and retained exclusively for its designated purpose.

Reason: to ensure that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV5.

(N.B. Counted vote on the decision of the Committee – 18 for, 1 against and 0 abstain)

78. Application MO/2014/1395 – Change of use of land to 4 No. Traveller pitches and associated works including 4 No. mobile homes, 4 No. touring caravans, 4 No. day rooms, 4 No. septic tanks and hard standing: Land at Partridge Lane, Newdigate Leatherhead, Surrey (Item 2)

The Committee considered the report set out on pages 15 to 43 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Mick Temple – local resident, and County Councillor Helyn Clack on behalf of the Newdigate Parish Council, who both spoke in objection to the application; Dr Simon Ruston RTPI of Ruston Planning Limited, who spoke in support of the application.

Councillor Corinna Osborne-Patterson Ward Councillor for Capel, Leigh and Newdigate and Councillor Charles Yarwood, Ward Councillor for Charlwood, addressed the Committee in respect of the application.

The Committee discussed the application in full, and some Members expressed some concerns over the location of the proposed site- it was argued that the location was remote and unsuitable as it was significantly distant from settlement to allow integration with the local community, it had no access for children to local schools and the site did not offer a safe and convenient vehicular and pedestrian access. Other Members felt that no special circumstances have been put forward to outweigh any harm that would be caused to the countryside, including the impact on the physical and visual character of the area, and the impact on the amenities of the neighbouring land uses. It was also argued that this proposal should be regarded as premature since the Council has halted work on its Housing and Traveller Sites Plan. A motion to refuse this application for these reason and in contrary to Planning Policies: National Planning Policy Framework and Planning Policy for Traveller Sites 2012, and Mole Valley Core Strategy policies CS1, CS5 and mole Valley Local Plan policy ENV3, was proposed and carried.

(N.B. Counted vote on the decision of the Committee on motion – 17 for, 0 against and 2 abstain)

RESOLVED: RESOLVED: That, the Officers' recommendation to grant permission be rejected for the following reasons:

1. The site lies within a rural area beyond the Metropolitan Green Belt to which a policy of restraint is applied and the proposed development is contrary to Mole Valley Core Strategy policies CS1 and CS5, Mole Valley Local Plan policy ENV3 and the guidance in the Planning Policy for Traveller Sites which states that Local Planning Authorities should strictly limit new traveller site development in open countryside that is away from existing settlements or outside areas allocated in the development plan..
2. The Local Planning Authority considers that the site is in an unsuitable location in sustainable transport terms, as it is not easily accessible by modes of transport other than the private car. There are no bus stops or railway stations within proximity of the site and it is not located within a reasonable walking distance from key services and facilities such as schools, health and leisure facilities. Residents of the site would therefore be heavily dependent on the private car for access to normal day to day services and facilities. For this reason, the proposal would conflict with policy CS5 of the Mole Valley Core Strategy, the sustainability objectives contained within the National Planning Policy

Framework, and the Planning Policy for Traveller Sites.

79. Application MO/2014/1866 – Erection of new bungalow: Land rear of 67, Keswick Road, Bookham, Leatherhead, Surrey (Item 4)

The Committee considered the report set out on pages 50 to 62 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

The Committee heard representations from the following speakers: Robert Flowerday – local resident spoke in objection to the application and Mr and Mrs Barber- applicants, spoke in support of the application.

The Committee debated the application in full, and some Members voiced concerns over the impact of the proposed development on the neighbourhood. It was argued that the development was unsuitable for the location as it would create overdevelopment of the rear garden, and thus be out of keeping with the characteristics of the area. A motion to refuse this application for these reasons and in conflict with Mole Valley Local Plan policies ENV23n and ENV 24 was proposed and lost.

(N.B. Counted vote on the decision of the Committee on motion – 5 for, 13 against)

Members agreed to amend condition 11 to retain an existing hedge for screening and privacy reasons.

RESOLVED: That permission be granted in respect of application no. MO/2014/1776, subject to the conditions and informative detailed in the report, together with the following amended and additional conditions.

Amended Condition

11. The existing hedge along the eastern and southern boundaries of the site shall be retained and subsequently maintained at a height of not less than 3 metres in accordance with the approved plans.

Additional Conditions

13. The development hereby approved shall not be first occupied unless and until the proposed vehicular access to Keswick Road has been constructed and provided with visibility zones in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority and thereafter the visibility zones shall be kept permanently clear of any obstruction over 0.6m high.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

14. The development hereby approved shall not be first occupied unless and until space has been laid out within the site in accordance with the approved plans for vehicles to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. Thereafter the parking and turning area shall be retained and maintained for its designated purpose.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

15. 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
- (d) programme of works (including measures for traffic management)
- (e) provision of boundary hoarding behind any visibility zones
- (f) measures to prevent the deposit of materials on the highway
- (g) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users.

16. A refuse and recycling storage facility shall be provided as part of the development, in accordance with detailed drawings to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

Reason: In the interests of the amenities of the area, in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

17. No site clearance, preparation, or construction work shall take place outside the hours of 7.30am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays, and no work shall take place on Sundays or Bank or Public Holidays.

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

80. Application MO/2014/1487 – Erect one wooden single storey building, following removal of six existing buildings: Nower Wood Educational Nature Reserve, Mill Way, Leatherhead, Surrey (Item 7)

The Committee considered the report set out on pages 83 to 90 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members voiced concerns over the lack of illumination on the site. It was agreed that, although floodlights should not be permitted, light lighting should be considered for safety reasons and Members agreed to amend Condition 14 to reflect this.

RESOLVED: That permission be granted in respect of application no. MO/2014/1487, subject to the conditions detailed in the report, together with the following deleted and amended conditions.

Deleted Condition

Remove Condition 12

Amended Conditions

5. Within 1 month of the first use of the development hereby permitted all existing buildings and structures within the application site shall be removed from the site.

Reason: In the interests of the amenities of the area, in accordance with Mole Valley Local Plan policy ENV22.

14. No flooding or other form of external lighting shall be installed on the site without the prior permission in writing of the Planning Authority.

(N.B. Counted vote on the decision of the Committee – 13 for,5 against)

81. Application MO/2014/1776 – Variation of Condition 14 of planning permission MO/2012/1551 for the erection of a pavilion to allow changes to hours of operation to 9.00am Monday to Friday and 9.00am to 4.00pm Saturday to Sunday: Parsons Mead Pavillion, Ottways Lane, Ashted, Surrey (Item 3)

The Committee considered the report set out on pages 44 to 49 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That permission be granted in respect of application no. MO/2014/1779, subject to the conditions and informative detailed in the report together with the following amended and additional conditions.

Amended Condition

2. The uses within the pavilion hereby permitted by condition 14 of MO/2012/1551 shall be limited to a maximum of 50 hours per week.

Reason: In the interests of the residential amenities of neighbouring properties and accord with Local Plan Policy ENV22.

Additional Conditions

3. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be retained exclusively for its designated purpose.

Reason: To ensure that the development should not prejudice highway safety or cause inconvenience to other highway users in accordance with Mole Valley Local Plan policy MOV5.

4. No new development shall be occupied until space has been laid out within the site in accordance with the approved plans to provide secure cycle parking to the satisfaction of the Local Planning Authority and shall thereafter be permanently maintained.

Reason: To comply with the advice contained in the National Planning Policy Framework.

5. Landscaping shall be carried out in accordance with details submitted to and approved by the Local Planning Authority in relation to Condition 10 of MO/2008/1222 during the first planting season after commencement of the development unless agreed otherwise in writing by the Planning Authority, and shall be maintained for a period of 5 years. Such maintenance to include the replacement of any trees and shrubs that die.

Reason: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan ENV25.

6. No development shall take place until there has been submitted to and approved in writing by the Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected/retained in accordance with Condition 5 of MO/2008/1222 or an alternative solely for the application site. The boundary treatment shall be completed before the occupation of the development hereby permitted, and

shall be carried out in accordance with the approved details and thereafter permanently retained as such.

Reason: To preserve the visual amenity of the area and protect neighbouring residential amenities in accordance with Mole Valley Local Plan policy ENV22.

7. No floodlights or other forms of external lighting shall be installed on the site without the prior permission, in writing, of the Local Planning Authority.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties, in accordance with Mole Valley Local Plan policy ENV57 and policy CS14 of the Mole Valley Core Strategy.

8. The building hereby permitted shall not be open to use for the purposes of cricket and football outside the hours of 8.00am and 10.00pm.

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

9. The pathway shown on drawing numbers MDL-2338-1 RevD and MDL-2338-2 RevC located immediately adjacent to the northern edge of the cricket club car park and linking the Open Space Land to the West with the existing public footway on Ottways Lane, shall not be constructed.

Reason: To ensure the protection of mature trees on the northern boundary of the site in compliance with Local Plan policy ENV53 and to accord with the email received from the applicant's agent dated 08/02/13.

10. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan number(s) MDL-2338-1 RevD, MDL-2338-2 RevC, MDL-2338-3 Rev C, MDL-2338 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

(N.B. Counted vote on the decision of the Committee – 18 for, 1 against)

82. Duration of Meeting

In accordance with Standing Order 14, it was proposed and agreed that the duration of the meeting be extended to allow the Committee to consider the remaining items on the Agenda.

83. Application MO/2009/0110- SCC minerals consultation – Construction of an exploratory drill site to include plant, buildings and equipment. The use of the drill site for the drilling of one exploratory borehole and the subsequent short-term testing for hydrocarbons. Erection of security fencing and the carrying out of associated works to an existing access. All for a temporary period of up to three years, with restoration to forestry: Land at Bury Hill Wood, off Coldharbour Lane, Holmwood, Surrey (Item 8)

The Committee considered the consultation report set out on pages 91 to 113 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

RESOLVED: That Mole Valley District Council **OBJECTS** to the proposed exploratory oil drilling in this very sensitive landscape that is recognised as having national importance. The proposal represents a short term highly intensive and intrusive development which would impact upon environmental interests of acknowledged importance both nationally and locally. In the absence of any overriding national need the development must fail against the clear national and local planning policies in place to protect this national asset. Even with evidence of need the District Council is not convinced that the harm is overcome if appropriate weight is given to the conservation of the natural beauty of this part of the Surrey Hills Area of outstanding Natural Beauty.

84. Application MO/2014/1683 – Erection of additional floor to create 3 NO. 1 bedroom flats with external alterations and provision of 2 No. car parking spaces: Lawster House, 140, South Street, Dorking, Surrey (Item 5)

The Committee considered the report set out on pages 63 to 74 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members felt that the proposed development was inappropriate as it did not respect the setting and the character of the area. Some concerns were also raised over the access point which was deemed unsafe and out of keeping with other local roads. A motion to refuse this application for these reasons and in conflict with Mole Valley core Strategy policy CS14 and Mole Valley Local Plan policies ENV22 and ENV23 was proposed and fell as there was no seconder.

RESOLVED: That permission be granted in respect of application no. MO/2014/1683, subject to the conditions and informative detailed in the report.

(N.B. Counted vote on the decision of the Committee – 17 for, 1 against and 1 abstain)

85. Appeal Decisions

The Committee was asked to note the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....