

**Minutes of the Development Control Committee  
Held on 2 August 2017 at Pippbrook, Dorking  
7.00pm to 10.28pm**

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**Present : Councillors :** Margaret Cooksey (Vice Chairman), Mary Cooper, Rosemary Dickson, James Friend, David Hawksworth, Raj Haque, Mary Huggins, Duncan Irvine (present for Items 1, 2, 3 only), Howard Jones, Tim Loretto, Claire Malcolmson, John Muggeridge, Jatin Patel, Sarah Seed (present for Item 1 only), Peter Stanyard, Clayton Wellman.

Substitutions: Bridget Kendrick, Corinna Osborne-Patterson.

**35. Minutes**

**RESOLVED:** That the Minutes of the Development Control meeting held on 5 July 2017 be approved as a correct record and signed by the Vice Chairman.

**36. Apologies for Absence**

Apologies for absence were received from Councillors Chris Hunt (Chairman), Joe Crome.

**37. Disclosure of Interests**

All Councillors present declared:

- a non-pecuniary interest in items 1 as all Members of the committee had received a email message from the Leith Hill Action Group.
- a non-pecuniary interest in item 3 as all Members of the committee had received a email message from a fellow Councillor commenting on the application.

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item 1 as they she had involvement with the Tree Preservation Order petition regarding the on site trees.

Councillor Rosemary Dickson declared:

- a non-pecuniary interest in item 3 as they had a meeting with the applicant.

Councillor James Friend declared:

- a non-pecuniary interest in item 1 as they had a previous involvement with the site as Leader of the Council and will withdraw from the item.

Councillor David Hawksworth declared:

- a non-pecuniary interest in item 3 as they had visited the site.
- a non-pecuniary interest in item 8 as they were a member of Ashted Residents Association.

Councillor Raj Haque declared:

- a non-pecuniary interest in item 3 as they are a member of Surrey Wildlife Trust.

Councillor Tim Loretto declared:

- a non-pecuniary interest in item 1 as they were a near neighbour to the proposed site traffic route for the application site.

Councillor Claire Malcolmson declared:

- a non-pecuniary interest in item 1 as they were a near neighbour to the proposed site traffic route for the application site.

- a non-pecuniary interest in item 3 as they had spoken to the applicant.

Councillor John Muggeridge declared:

- a non-pecuniary interest in item 2 as they had met with the applicant and neighbours to the site and made a site visit.

Councillor Sarah Seed declared:

- a non-pecuniary interest in items 1 as they had meeting with the applicant.

Councillor Clayton Wellman declared:

- a non-pecuniary interest in item 1 as they were a near neighbour to the proposed site traffic route for the application site.

### **38. Item 1: Application MO/2017/0911 (Surrey County Council – Deemed)**

#### **Details of traffic management scheme pursuant to condition 19 of appeal permitted under APP/B3600/A/11/2166561 dated 15 August 2015.**

The Committee considered the report set out on pages 1 to 4 of the agenda together with the addendum and other matters discussed at the meeting.

The members debated the consultation response regarding condition 19. The debate included concerns relating to the detail of the information submitted in the Construction Traffic Management Plan to discharge the condition, the resulting highway congestion in Dorking and the surrounding area, the impact on local school traffic, heavy goods vehicle parking and waiting areas, movement of HGVs at the weekend, the safety of cyclists and other road users, the usefulness of mobile contact in a low reception area, breaches / enforcement of the condition.

A motion to object to the recommendation of 'no objections' to the consultation of condition 19, given the above concerns, was proposed and seconded.

The Vice Chairman invited the Members to vote on the above motion regarding consultation response to the condition as submitted with the additional information in the addendum:

For = 8, Against = 1, Abstentions = 6.

**RESOLVED:** that Surrey County Council be informed that **OBJECTIONS** had been raised. The following response be sent to Surrey County Council:

*The Development Control Committee considered the proposed Construction Traffic Management Plan (CTMP) to be wholly inadequate with regard to the impact of the development on traffic congestion in Dorking town centre and to schoolchildren in particular. They had further concern about the ability and safety of HGVs turning into Knoll Road and parking restrictions on Knoll Road; They wanted assurance from the Developer that mobile phone signals would be adequate for both convoys and local residents and questioned whether radio signal contact had been considered for the vehicle convoys/site personnel?*

*The Committee was particularly concerned about enforcement of the CTMP and asked what was being proposed by Surrey County Council to supervise it? Is CCTV being considered to monitor and capture data?*

*The Committee wanted to ensure that the Applicant's proposal for no deliveries on Saturdays be 'locked in' to any revision of the CTMP.*

**39. Item 2: Application MO/2017/0916 (Surrey County Council – Deemed)**

**Installation of on-site facilities comprising hard standing, site office, site toilet facilities, site security office and mess facility, storage containers, lighting units incorporating CCTV equipment, 2.4 metres high palisade fence and gates, electrical control buildings, 2 no. site generators and parking area for car / van until 31 December 2036 with restoration to agriculture (retrospective). (SCC application – for consultation purposes only).**

**Feltons Farmhouse, Old School Lane, Brockham, Betchworth RH3 7AU**

The Committee considered the report set out on pages 5 to 10 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The members debated the consultation response. The debate included concerns relating to damage of infrastructure roads, the use of the buildings now and in the future, the affect on the surrounding Green Belt.

A motion to object to the recommendation to raise 'No Objection' was proposed with regard to the concerns raised in the debate.

The Vice Chairman invited the Members to vote on the motion to object:

For = 2, Against = 10, Abstentions = 4.

The motion was lost.

The Vice Chairman invited the Members to vote on the officer's recommendation on the consultation response to raise No Objection:

All Agreed.

**RESOLVED:** that **NO OBJECTIONS** be raised as recommended.

**40. 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 associated single storey caretaker accommodation, store and workshop, carry out associated landscaping improvements including creation of ponds / wetland, footpaths and outdoor teaching / viewing platforms.**

**Land to west side of Woodlands Road between the River Mole and M25, Leatherhead.**

The Committee considered the report set out on pages 11 to 36 of the agenda together the addendum and other matters discussed at the meeting.

It was highlighted by the Planning Officer that in the addendum the applicant has removed the separate caretaker's accommodation and revised the education building to incorporate the caretaker's accommodation.

The members debated the application, including the impact on the Green Belt, the associated site screening from surrounding buildings, the vehicle access to the site, flooding, education opportunities, the possibility of special circumstances to allow development. A motion to permit was proposed under policies CS15, CS19 and CS20.

The Development Manager commented on the policies suggested for the overturn of the officer's recommendation for refusal. The policies were considered relevant. The proposer and seconder agreed with the Development Manager's suggestion. The Development

Manager informed members that an overturn in order to permit the development would result in the application returning to committee to agree conditions and heads of terms for legal agreement.

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

For = 16, Against = 0, Abstentions = 0.

**RESOLVED:** that the officers recommendation be overturned to **PERMIT**.

**41. Item 4: Application MO/2016/2033**

**Retrospective application for retention of agricultural buildings and hard standing, and retention and completion of agricultural track, fences and gates.**

**Land known as Happy Paddocks, south of Wellpools Farm, Stan Hill, Charlwood**

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

The members debated the application. Issues considered included animal waste disposal, fencing, on site machinery. A motion to approve the application in accordance with the officer's recommendation was proposed.

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

For = 13, Against = 0, Abstentions = 2.

**RESOLVED:** that permission be **GRANTED** subject to the conditions detailed in the Officer's report and 3 additional conditions relating to fencing, machinery and animal waste.

**42. Item 5: Application MO/2017/0394**

**Conversion of offices (Use Class B1) with two storey extensions to front and rear, creation of second storey to provide 10 no. flats with associated parking and landscaping.**

**Fairfield Works, Upper Fairfield Road, Leatherhead KT22 7HJ**

The Committee considered the report set out on pages 50 to 63 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

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

All Agreed.

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

**43. Item 6: Application MO/2017/0867**

**Conversion of part of ground and lower ground floors from retail (Use Class A1) to 4 no. flats (C3) with replacement infill and rear extensions, associated parking, cycle and bin storage and amenity space.**

**155 High Street, Dorking RH4 1AD**

The Committee considered the report set out on pages 64 to 72 of the agenda together with other matters discussed at the meeting.

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

All Agreed.

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

**44. Item 7: Application MO/2017/0868 (Listed Building Consent)**

**Conversion of part of ground and lower ground floors from retail (Use Class A1) to 4 no. flats (C3) with replacement infill and rear extensions, associated parking, cycle and bin storage and amenity space. (Application for Listed Building Consent).**

**155 High Street, Dorking RH4 1AD**

The Committee considered the report set out on pages 73 to 79 of the agenda together with other matters discussed at the meeting.

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

All Agreed.

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

**45. Item 8: Application MO/2016/2078**

**Variation of condition 9 of approved planning permission MO/2016/0316 for the erection of two storey rear extension, including an enclosed means of escape staircase, enlargement of existing conservatory to allow the erection of a first floor fire escape, the change of the roof on the conservatory to a flat roof with lantern roof light and alterations to windows and landscaping in accordance with Drg Nos. A040113/S01, DP1 Rev B, DP2 Rev B and WD11 Rev A.**

**The Pantiles, 67 Harriotts Lane, Ashted KT21 2QE**

The Committee considered the report set out on pages 80 to 87 of the agenda together with other matters discussed at the meeting.

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

All Agreed.

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

**46. Item 9: Application MO/2017/0962**

**Install a new concrete skate park in existing car park area.**

**The Bridge Youth Centre, Recreation Ground, Kingston Road, Leatherhead KT22 7RB**

The Committee considered the report set out on pages 88 to 93 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

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

All Agreed.

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

**47. Item 10: Application MO/2017/0740 (Surrey County Council – Deemed)**

(This Urgent Item, attached to the addendum, was also discussed at the beginning of the meeting, as condition 18 related to the same site as Item 1: Bury Hill Wood - MO/2017/0911).

**Details of traffic survey and a safety audit pursuant to condition 18 of appeal ref: APP/B3600/A/11/2166651 dated 15 August 2015 (SCC application for consultation purposes only).**

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

The Committee considered the report set out in the addendum, together with other matters discussed at the meeting.

The members debated the consultation response regarding condition 18. The debate included concerns relating to the detail of the information submitted to discharge the condition, highway congestion, how would breaches of the condition be dealt with and who would enforce the conditions.

The Vice Chairman invited the Members to vote on the consultation response as submitted and set out in the addendum:

For = 10, Against = 0, Abstentions = 5.

**RESOLVED:** that Surrey County Council be informed that **NO OBJECTIONS** had been raised subject to all 4 recommendations of the safety audit being approved.

(Note: One member left the meeting before consideration of items 2 to 10. A further member left the meeting before items 4 to 10. Without complying with Standing Order 11.6 of Part 4 of the Constitution of the Council - Council Procedure Rules, a member joined the meeting after item 1 as a substitute. As no notice had been given the members of the committee voted on a motion to waive the requirements of Standing Order 11.6 for this meeting only and agreed that the substitution would be accepted as a substitute and would be able to vote on items).

**48. Appeal Decisions**

The Vice 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**.....