

Minutes of the Meeting of the Development Control Committee held at Pippbrook, Dorking on 4 April 2018 from 7.00pm to 10.10pm

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Rosemary Dickson, James Friend, Raj Haque, David Hawksworth, Mary Huggins, Bridget Kendrick, (Substitute), Howard Jones, Malcolm Ladell, Tim Loretto, Claire Malcolmson, Jatin Patel, Michelle Watson, Clayton Wellman and Patricia Wiltshire (Substitute).

143. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 7 March 2018 be approved as a correct record and signed by the Chairman.

144. Apologies for Absence

Apologies for absence were received from Councillors: Joe Crome, Duncan Irvine, John Muggeridge, Sarah Seed and Peter Stanyard.

145. Disclosure of Interests

Councillor Margaret Cooksey declared:

- a non pecuniary interest in item 6 as they know agent
- a non pecuniary interest in item 8 as they are a member of the National Trust
- a non pecuniary interest in item 1 as son played rugby at the City of Freemans School

Councillor James Friend declared:

- a non pecuniary interest in item 8 as they are a member of the National Trust

Councillor David Hawksworth declared:

- a non pecuniary interest in item 1 as they are a member of Ashtead Residents Association
- a non pecuniary interest in item 8 as they are a member of the National Trust

Councillor Raj Haque declared:

- a non pecuniary interest in item 9 as they are a member of Fetcham Residents Association

Councillor Mary Huggins declared:

- a non pecuniary interest in item 6 as they know the applicant and visited the site

Councillor Chris Hunt declared:

- a non pecuniary interest in item 1 as they know the president of the City of Freemans School Old Boys association and he was baptised at City of Freemans School
- a non pecuniary interest in item 8 as they are a member of the National Trust

Councillor Howard Jones declared:

- a non pecuniary interest in item 1 as they play cricket for Old Freemans Cricket Club at City of Freemans School and daughters have attended dance shows at the school

Councillor Malcolm Ladell declared:

- a non pecuniary interest in item 8 as they are a member of the National Trust

Councillor Tim Loretto declared:

- a non pecuniary interest in item 6 as they are acquainted with applicant and agent and visited the site

Councillor Jatin Patel declared:

- a non pecuniary interest in item 4 as they have visited the site and know the applicant
- a non pecuniary interest in item 8 as they have meet objectors and they are a member of the National Trust

Councillor Patricia Wiltshire declared:

- a non pecuniary interest in item 1 as they are a member of Ashtead Residents Association
- a non pecuniary interest in item 8 as they are a member of the National Trust

146. Item 1: Application MO/2017/1561

Hybrid application comprising outline application for consideration of access in respect of the demolition of the Clubhouse, Philip House, Junior School and assembly hall and erection of extended, new and replacement buildings comprising new entrance lodge (up to 48sqm), replacement Junior School (up to 3,231sqm), extension to Boarding House (up to 1,100sqm), replacement dinning hall (up to 1,433sqm) and replacement assembly hall (up to 670sqm), including provision of infrastructure, landscaping and associated works. Application for detailed planning permission for an extension to the existing assembly hall and its use as a dinning facility and associated works.

City of London Freemans School, Ashtead, Surrey KT21 1ET

The Committee considered the report set out on pages 1 to 26 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members raised concerns during the debate regarding the burning of materials on the site. It was noted that the proposed conditions only referred to burning relating to the proposed development, not the general maintenance of the grounds. It was agreed that condition 7 of the proposal would be amended to clarify this issue. The committee also discussed condition 10 and requested that under part (j) the local roads referred to are specified and negotiated with the case officer. This followed a concern raised as to the impact of development traffic on the local area when waiting to access the site where parking / traffic is currently an issue. During discussions the Members requested that the condition 13 be clarified to show that it only related to the southern part of the current car park. Members were also concerned that the local residents be involved and allowed to comment on the progress of the development. It was agreed that as part of the Section 106 agreement the residents would be consulted.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2017/1561 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including:

- Condition 1 – Amend to state as follows: Approval of details of the outline elements in respect of layout, scale, external appearance of the buildings, and the landscaping of the site (hereinafter called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced and carried out as approved. Plans and particulars of the reserved matters referred to above shall be submitted in writing to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Add further condition as follows: after condition 1 - The detailed element of the development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51(1) of the Planning and Compulsory Purchase Act 2004.

- Condition 5 – Amend to state as follows: Prior to the commencement of development in phases 2 to 8 hereby permitted, surface water drainage details for that phase of the development shall be submitted for the approval in writing by the Local Planning Authority. Such details shall include an assessment of the potential for the disposal of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework.
- Condition 8 – Amend to state as follows: Prior to the commencement of the development of the junior school, the permanent dining facility, the extension to the boarding house and the new assembly hall, an initial BREEAM assessment report demonstrating that the development of each building is expected to achieve at least BREEAM 'Very Good' standard (or such national measure of sustainability that replaces that scheme) must be submitted to and approved by the Local Planning Authority. The Final BREEAM Certificate certifying that a minimum of 'Very Good' standard has been achieved shall be in place either prior to the first occupation of the relevant building hereby permitted or by a date to be agreed in writing beforehand with the Local Planning Authority.
- Condition 9 – Amend to state as follows: The development hereby permitted (excluding Phase 1) shall not be commenced unless and until an updated school travel plan has been submitted for the written approval of the County Planning Authority. The submitted details shall include details of measures to promote sustainable modes of transport and provisions for the maintenance, monitoring and review of the impact of the Plan and its further development. The development shall thereafter be carried in all respects in accordance with the approved details.
- Condition 11 – Amend to state as follows: Before development commences on each phase (excluding Phase 1), a site investigation shall be undertaken for that phase in accordance with the agreed scheme of assessment and the results provided to the planning authority for their approval. Laboratory results must be provided as numeric values in a formatted electronic spread sheet. Before development commences a remediation scheme shall be agreed in writing with the planning authority and the scheme as approved shall be implemented before any part of the development hereby permitted is occupied.

- Condition 16 - Amend to state as follows: The recommendations set out within the applicant's ecological survey (Aspect Ecology dated 17/08/2017) and submitted in support of the application shall be carried out in full before any part of each phase of the development is occupied.

147. Item 2: Application MO/2017/1658

Outline planning application, with some matters reserved, for consideration of access in respect of erection of 239 No. new residential dwellings (including affordable housing) located in eight buildings ranging from three to six storeys high and including 245 car parking spaces and landscaping area.

British Food Manu Research Association, Randalls Way, Leatherhead, Surrey KT22 7RY

This item was withdrawn from the agenda whilst new information is considered.

148. Item 3: Application MO/2017/1797

The development of Buckland Park Lake comprising: 1) a café with associated terrace and disabled parking; 2) outdoor activity centre comprising mobile units; 3) observation pavilion; 4) entry kiosk; 5) two bird hides; 6) an events lawn with steps; 7) children's playground area; 8) car park; 9) water tank/pond; 10) floating pontoon. All for public use in association with the approved water based recreation and proposed land-based outdoor recreation afteruse, of the former Silica sand quarry, known as Park Pit. (SCC application - for consultation purposes only).

Park Pit, Reigate Road, Buckland, Surrey RH3 7BQ

The Committee considered the report set out on pages 56 to 63 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members discussed the application and raised concerns regarding the car parking surface material and drainage. It was agreed that an additional condition will be attached to the proposal regarding suitable car parking surfacing with acceptable drainage.

Members also supported the comments received, and added to the addendum, from Buckland Parish Council and felt that these should be noted by Surrey County Council.

RESOLVED: that an **OBJECTION** be submitted to the consultation by Surrey County Council in respect of application MO/2017/1797.

149. Item 4: Application MO/2018/0080

Erection of 2 No. bungalows and new separate access road.

Site at 67 Keswick Road, Bookham, Surrey KT23 4BG

The Committee considered the report set out on pages 64 to 76 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** in respect of application no. MO/2018/0080 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

(N.B. Counted vote on the decision of the Committee: 15 = For, 0 = Against, 1 = Abstention).

150. Item 5: Application MO/2018/0010

Erection of 1 No. detached dwelling with proposed new access from Oaklands.

Rear of 1 Keswick Road, Fetcham, Leatherhead, Surrey KT22 9HQ

The Committee considered the report set out on pages 77 to 89 of the agenda together with other matters discussed at the meeting.

RESOLVED: That permission be **GRANTED** in respect of application no. MO/2018/0010 subject to the conditions and informatives detailed in the officer's report.

(N.B. Counted vote on the decision of the Committee: 14 = For, 0 = Against, 2 = Abstentions).

151. Item 6: Application MO/2017/2197

Change of Use of farmyard buildings to form catering unit with associated facilities.

Hill House Farm, Misbrooks Green Road, Capel, Dorking, Surrey RH5 4QQ

The Committee considered the report set out on pages 90 to 100 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** in respect of application no. MO/2017/2197 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

152. Item 7: Application MO/2017/2294

Convert detached garage to 2 No. self contained apartments ancillary to guest house.

Trumbles, Stan Hill, Charlwood, Surrey RH6 0EP

The Committee considered the report set out on pages 101 to 106 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** in respect of application no. MO/2017/2294 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including:

- Condition 3 reasons – Amend to state as follows:

Reason: To ensure that the development hereby permitted is occupied for ancillary purposes to the dwelling specified as the site lies within a rural area to which a policy of restraint is applied, in accordance with the advice contained in the National Policy Framework, policy CS1 of the Mole Valley Core Strategy and in the interests of neighbouring properties in accordance with Mole Valley Local Plan policy ENV22.

- To add a further condition relating to the vegetation screen referred to by the Historic Environment Officer. Condition 5 – to read: The existing hedge along the roadside boundary of the site shall be retained.

Reason: To preserve the visual amenity of the area in accordance with Mole Valley Local Plan policy ENV22 and policies CS14 and CS15 of the Mole Valley Core Strategy.

153. Item 8: Application MO/2017/2103

Outline application for the consideration of access, appearance, layout, and scale in respect of alterations and extensions to existing building to form new retail unit and 4 no. one bedroom flats with car parking.

(Weales) 111 Little Bookham Street, Bookham, Leatherhead, Surrey KT23 3AF

The Committee considered the report set out on pages 107 to 115 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members discussed the application and raised concerns regarding the overdevelopment of the site giving a cramped appearance, the loss of amenity space, the impact on neighbours from overlooking, the distance between buildings, the housing / commercial mix in the area and the insertion of new windows on the first floor leading to loss of privacy for neighbouring properties.

Following the debate, a motion to overturn and refuse the application on the grounds that the application would result in a cramped appearance, loss of privacy for neighbours and inappropriate housing mix was proposed and seconded.

RESOLVED: That permission be **REFUSED** in respect of application no. MO/2017/2103. The application is considered to be in conflict with Mole Valley Local Plan policies ENV22, ENV23, ENV24, The Bookham Neighbourhood Development Plan policy BKH1 and CS3 of the Mole Valley Core Strategy.

(N.B. Counted vote on the decision of the Committee: 7 = For, 0 = Against, 9 = Abstentions).

154. Item 9: Application MO/2017/1710

Removal of condition 6 of approved Planning permission MO/74/0015 to allow occupancy by persons other than those employed locally in agriculture or forestry.

Cannon Grove Nurseries, Cannon Way, Fetcham, Leatherhead, Surrey KT22 9LN

The Committee considered the report set out on pages 116 to 123 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** in respect of application no. MO/2017/1710 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including:

- Condition 1 is to be deleted.
- Condition 4 reason should read as follows:

Reason: To protect the character and amenities of this rural area, in accordance with the advice contained in the National Planning Policy Framework and Mole Valley Local Plan policy RUD19 and policy CS14 of the Mole Valley Core Strategy.

155. Item 10: Application MO/2018/0062

Erection of 1 No. two storey detached dwelling house with integral garaging and habitable accommodation within the roof space, following removal of the existing dwelling. Revised Plans.

65 Gatesden Road, Fetcham, Leatherhead, Surrey KT22 9QP

The Committee considered the report set out on pages 124 to 132 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** in respect of application no. MO/2018/0062 subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum including:

- Condition No.2 – Amend to state as follows:

The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers WVH-JEA-001 Rev C, WVH-JEA-002 Rev C, WVH-JEA-003 Rev C, WVH-JEA-006 Rev C and DAP-69745-01 Rev A contained within the application and no variations shall take place.

156. 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.....