

**Minutes of a meeting of the Development Control Committee
Held 2 November 2016 at Pippbrook, Dorking
From 7.00pm to 8.13pm**

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey, Joe Crome, Rosemary Dickson, Raj Haque, David Hawksworth (substitute for Patricia Wiltshire), Mary Huggins, Metin Huseyin, Duncan Irvine, Howard Jones, Malcolm Ladell, Simon Ling, Tim Loretto, Claire Malcomson, John Muggeridge, Jatin Patel, Peter Stanyard and Clayton Wellman.

61. Minutes

It was highlighted that minute 48 of the meeting held on 5 October 2016 was incorrect in that Cllr Simon Ling declaration of interests was incorrectly recorded. This was amended from: a non-pecuniary interest in items 4, 5, 6 and 7 as he had a discussion with the applicant during his site visit. To: a non-pecuniary interest in items 4, 5, 6 and 7 as he had a discussion with the neighbour during his site visit, and a non-pecuniary interest in item 10 as he had a discussion with the applicant.

RESOLVED: That the Minutes of the meeting held on 5 October 2016 be approved as a correct record and signed by the Chairman.

62. Apologies for Absence

Apologies for absence were received from Cllr Patricia Wiltshire.

63. Disclosure of Interests

Councillor David Hawksworth declared:

- a non-pecuniary interest in item 7 as he had had a discussion with the applicant.

Councillor John Muggeridge declared:

- a non-pecuniary interest in item 7 as he was an acquaintance of the applicant and a number of objectors to the application.

Councillor Simon Ling declared:

- a non-pecuniary interest in items 7 as he had a discussion with the applicant during his site visit.

Councillor Metin Huseyin declared:

- a non-pecuniary interest in item 1 as he was a member of Bookham Residents Association

64. Application MO/2016/1461

Variation of condition No.2 of the approved planning permission MO/2015/0607 to erect 6 No. dwellings with garage (for plot 1) and parking, and create new access drive, following demolition of existing building, to allow submission of revised drawings showing addition of three single garages to plots 2, 5 and 6, single storey rear projection to Plot 1, replacement of crown roofs with flat roofs on Plots 3-6 and minor changes to the form and position of windows on all units:

73 Keswick Road, Bookham, Leatherhead, Surrey KT23 4BG (Item 1)

The Committee considered the report set out on pages 1 to 18 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 subject to the conditions detailed in the Officer's report.

65. Application MO/2016/1061

Demolition of Fortyfoot Hall and erection of ground floor facility for Mid Surrey Mencap and 8 No. apartments above with associated landscaping, parking and access.

Fortyfoot Hall, Fortyfoot Road, Leatherhead, Surrey KT22 8RY (item 2)

The Committee considered the report set out on pages 19 to 28 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members noted that a revised drawing for the bin store was received and that the recommended additional Condition 5 detailed in the addendum was no longer required.

Overall, Members of the Committee agreed in principle the proposal. However, some concerns were raised over the height of the building, the overall size and the proposed balconies, all of which were felt to be out of keeping with the surrounding area.

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

(N.B. Counted vote: 14 in favour, 0 against & 4 abstentions)

66. Application MO/2015/2017

Change of Use of garage No.3 to 1 No. residential dwelling.

Garage 3, Buckland Court, Reigate Road, Buckland, Surrey (Item 3)

The Committee considered the report set out on pages 29 to 40 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 subject to the conditions and informative detailed in the Officer's report together with the following: remove condition 5 – as detailed in the addendum.

67. Application MO/2016/0690

Retrospective application for extended parking area at the rear.

The Grumpy Mole (PH), Brockham Green, Brockham, Betchworth, Surrey RH3 7JS (Item 4)

The Committee considered the report set out on pages 41 to 45 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 subject to the conditions detailed in the Officer's report. Together with the following additional condition:

3 - "The lighting in the car park hereby approved shall operated by timer and shall be programmed to turn off the lights within 30 minutes of closing time of the public house"

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"

68. Application MO/2016/1317

Variation of Condition 15 of approved planning permission MO/2013/1527 for the conversion of the building to 6 No. flats with associated parking to allow the development to be completed with 3 No. parking spaces in accordance with Drg No. 10560.B.B

10 North Street, Dorking, Surrey RH4 1DN (Item 5)

The Committee considered the report set out on pages 46 to 52 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members requested that officers contact the Parking Team of the Council to discuss the parking arrangements for the residents of the proposed development without allocated parking spaces.

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

69. Application MO/2016/1244

Continued use of first floor of existing building as offices within Use Class B1a without restriction as to occupancy.

Chance Farm, The Warren, Ashted, Surrey KT21 2SH (Item 6)

The Committee considered the report set out on pages 53 to 59 of the agenda and other matters discussed at the meeting.

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

(N.B. Counted vote: 17 in favour, 1 against & 0 abstentions)

70. Application 2016/234/ENF

- 1. Unauthorised Change of Use of the land for the use as a tree surgeon's yard with associated hardstanding;**
- 2. Construction of a wooden building at the rear of the site used for wood storage;**
- 3. Creation of earth bunds around outdoor wood storage bays at the rear of the site;**

4. Rebuilding and extension of a former agricultural building towards the front of the site.

Rolls Farmhouse, Partridge Lane, Newdigate, Dorking, Surrey RH5 5BW (Item 7)

The Committee considered the report set out on pages 60 to 66 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Note: this is an enforcement notice for a retrospective planning application (MO/2016/0597) for the change of use of land and one existing agricultural building to a mixed B2 and Forestry use, retention of hardstanding, earth bund and access gates. To include the removal of the wood store at Rolls Farmhouse, Partridge Lane, Newdigate, Dorking, Surrey which was refused at a committee meeting held on 5 October 2016.

RESOLVED: That Enforcement Action is authorised and an Enforcement Notice is issued and served to remedy the breaches mentioned in paragraph 3.4 of the Officer's report, the requirements of which shall be left in the hands of the Corporate Head of Service to determine following receipt of the reply to the Planning Contravention Notice and any other relevant matters.

(N.B. Counted vote: 11 in favour, 7 against & 0 abstentions)

71. Appeal Decisions

The Committee noted the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....