

**Minutes of a meeting of the Development Control Committee
Held 7 December 2016 at Pippbrook, Dorking**

7.00pm to 10.55pm (items 1, 2, 3, 4, 5)

Reconvened Monday 12 December 2016

7pm to 9.10pm (items 6, 7, 8, 9, 10, 11, 12, 13)

Present: Councillors:

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

72. Minutes

RESOLVED: That the Minutes of the meeting held on 2 November 2016 be approved as a correct record and signed by the Chairman.

73. Apologies for Absence

Apologies for absence were received from Cllrs Joe Crome, Raj Haque, Malcolm Ladell, and Patricia Wiltshire.

74. Disclosure of Interests

Wednesday 7 December 2016

It is noted that all Cllrs in the chamber declared knowledge of a speaker for Item 1.

Councillor Chris Hunt declared:

- a non-pecuniary interest in item: 1, 4, 5 - as the speakers were known to him

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item: 4, 3, 5, 8 - as she is an acquaintance of the residents involved & known to the objectors.

Councillor Rosemary Dickson declared:

- withdraw from item: 7 - as she has knowledge of the family.

Councillor Metin Huseyin declared:

- a non-pecuniary interest in item: 6, 7 – as he has received emails from applicants

Councillor Howard Jones declared:

- a personal interest & withdraw from item: 7

Councillor Jatin Patel declared:

- a non-pecuniary interest in item: 6, 7 – as he was a member of Bookham Residents Association

Councillor Peter Stanyard declared:

- a non-pecuniary interest in item: 7 – he is a family friend of applicant

Councillor Bridget Kendrick declared:

- a non-pecuniary interest in item: 1, 2
- withdraw from item 7: had discussed with applicants

Councillor Paul Kennedy declared:

- a non-pecuniary interest in item: 1, 2, 6 – with item 6, he is a member of Bookham Residents Association with items 1 & 2 – he is a member of Leatherhead Football Club – which is on adjoining land to items 1 & 2.

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Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item: 9 & 10 – as emails have been exchanged

Note: Before proceeding the Chairman suggested that the order of the items be changed so that all speaking items would be heard at the beginning of the meeting, thereby giving the speakers the shortest wait time. Also that item 2 should be heard before item 1 as the decision for 2 could reflect on 1. The Committee agreed these changes to the running order.

75. Item 2: Application MO/2016/0627 (Detailed)

Change of Use of the land for the stationing of 4 no. Gypsy & Traveller pitches with 4 no. ancillary utility / day rooms, stables & associated hardstanding & return of part of the existing site to grazing land.

Land at River Lane, Leatherhead, Surrey

The Chairman reminded the committee, members of the public and council officers to comply with both public order and equality and race relations legislation.

Speakers: **Representing Local Residents – as an OBJECTOR**
Jo Coombes – local resident living at 2 River Lane - Objecting

Speaking for the Applicant – SUPPORT
Nathaniel Green of Green Planning Studio Limited - Agent in SUPPORT

Leatherhead Residents' Association
Dr Frances Barnaby-Smith on behalf of the Leatherhead Residents' Association - to read out letter

The public were asked to leave the chamber and the webcast was paused. Members then discussed whether a private decision process was required. Following legal advice, it was decided that this was not required. The public were invited back into chamber.

The Committee considered the report set out on pages 104 to 213 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. The Chairman invited Members to debate the item.

Members debated the item and considered the previous planning history for the site, raised concerns over development in the Green Belt and the weight to be given to the very special circumstances which would be necessary to allow this development.

RESOLVED: that permission be **REFUSED** on NPPF, Policy CS5, PPTS & Policies CS1 & ENV22. It was left in the hands of the case officer to compose refusal reasons based on the above policies.

Counted vote: 15 in favour, 2 against & 0 abstentions

76. Item 1: Application MO/2016/0587 (Compliance with conditions)

Removal of conditions 1 & 2 of Appeal Decision APP/C3620/C/12/2172090 to allow the permanent use of the site for the siting of 4 no. Gypsy & Traveller pitches:

Land at River Lane, Leatherhead, Surrey

Speakers: **Representing Local Residents – as an OBJECTOR**
Emile Aboud

Speaking for the Applicant – SUPPORT
Nathaniel Green of Green Planning Studio Limited - Agent in SUPPORT

The Committee considered the report set out on pages 1 to 103 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Chairman invited questions from the Members. Members asked questions which were answered by Planning officers and the Chairman. Chairman invited Members to debate the item. Members considered Green Belt issues and other sites in the district.

It was moved that a temporary permission be granted for a further 3.5 years. This was seconded. A further 6 months over and above that recommended by Officers was proposed as this would be in the summer if those on the site were required to leave.

RESOLVED: that permission be **GRANTED** with a vary of conditions 1 & 2 of the Secretary of State's appeal decision dated 10 April 2013 to allow for continued Use for a period of 3.5 years to expire on 30 June 2020.

Counted vote: 10 in favour, 4 against & 2 abstentions

77. Item 4: Application MO/2016/0610

Conversion of existing building to create 8 no. flats & erection of 2 pairs of semi detached dwellings (12 units in total) with associated landscaping, parking & access.

Institute of Further Education, Dene Street, Dorking RH4 3EB

Speakers: **Dorking & District Preservation Society**
Jean Pearson - speaking on behalf of the Preservation Society

Speaking for the Applicant – SUPPORT
Joseph Kolar of Sprunt Architects in SUPPORT

Chairman invited questions from Members, none were aired. The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 238 to 258 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. Members considered the scale of development and access. Concerns were raised regarding conditions attached to the officers report, in particular no. 5 (Environmental Health) and 22 (SCC Highways).

The Chairman invited a vote. All agreed to permit.

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

78. Item 5: Application MO/2016/1317

Erection of second floor & rear extension for the erection of 9 no. flats with associated cycle & refuse storage. Alteration to shop front to create access from High Street.

145 – 153 High Street, Dorking RH4 1AG

Speakers: **Speaking as an OBJECTOR**
Roger Jones – Objecting to application

Dorking & District Preservation Society
Jean Pearson - speaking on behalf of the Preservation Society

Speaking for the Applicant – SUPPORT
Hannah Trubshaw Agent, The Pegasus Group in SUPPORT of the applicant

The Chairman invited questions from the Members, which were answered by Planning officers and the Chairman. Questions were asked relating to balconies, materials and understanding the submitted drawings.

The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 259 to 271 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. Members considered the loss of retail space on the high street and the impact on the surrounding area of the outside areas.

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

Counted vote: 16 in favour, 1 against & 0 abstentions

79. Item 3: Application MO/2016/0340

Redevelopment of existing Magistrate's Court to provide 21 no. retirement apartments, associated parking, an ancillary café & a members lounge intended for community use.

Magistrate's Court, London Road, Dorking, Surrey RH4 1SX

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Concerns were raised over Surrey County Council (SCC) expressions of interest regarding possible uses including a mortuary. Planning officers advised that Legal advice given was in support of not waiting for possible SCC applications. Members raised concerns over not waiting to make a decision.

The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 214 to 237 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting. Members considered the plans and other possible uses for the site by Surrey County Council. A deferral was suggested. A vote was invited.

RESOLVED: that decision be **DEFERED** to consider the application with suggested conditions.

Counted vote: 15 in favour, 2 against & 1 abstentions

(The meeting was closed by the Chairman at 10.55pm following a vote from Members not to continue. It was decided that the remaining items would be discussed at a future date).

**The meeting was reconvened at 7pm Monday 12 December 2016 in
The Council Chamber.**

Present: Councillors:

Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), James Friend, David Harper (substitute for Simon Ling), Raj Haque, Metin Huseyin, Duncan Irvine, Howard Jones, Bridget Kendrick (substitute for Joe Crome), Tim Loretto, Claire Malcomson, John Muggeridge, Jatin Patel, Peter Stanyard & Clayton Wellman.

80. Item 6: Application MO/2016/1615

Erect 3 no. dwellings with associated parking, access & landscaping, following demolition of existing building.

63a Church Road, Bookham, Leatherhead KT23 3EG

The Chairman invited questions from the Members, none were aired. The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 272 to 288 of the agenda and other matters discussed at the meeting. Concerns were raised regarding the retention of trees and how residents of the new dwellings would park vehicles.

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

Counted vote: 17 in favour, 1 against & 0 abstentions

81. Item 7: Application MO/2016/1480

Part Change of Use of the dwelling to allow interim small group Pilates classes to be held in one room, which at other times will remain in use as part of the family home.

Blue Cedars, Yarm Way, Leatherhead KT22 8RQ

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Concerns were raised regarding use of the residential dwelling, the number of visitors, parking of visitors, the impact on the character of the surrounding residential area and timing of classes. The possibility of a personal permission for the applicant was also discussed. Planning officers advised that this was only rarely appropriate. In response to questions about restricting the number of persons attending and/or the number of classes held, planning officers stated such conditions would be difficult to enforce.

The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 289 to 293 of the agenda and other matters discussed at the meeting. Consideration was given to the impact on surrounding area, precedents being set, encouragement of home working against the coming and going of customers to the property. Parking of visitors was also considered with comments 'for' and 'against' relating to the road width.

The Chairman then put the matter to the vote following a summoning up where it was stated that home working was acceptable, it was the number of visitors and the resulting 'coming and goings' that were an issue.

RESOLVED: that permission be **REFUSED** as recommended in the Officer's report and the addendum. **ENFORCEMENT ACTION** agreed.

Counted vote: 6 in favour, 5 against & 1 abstentions

82. Item 8: Application MO/2016/1325

Erect a two storey extension at rear of existing building to provide a self contained unit with a flexible Use changing within Classes B1 (A) Offices and C3 Residential, and addition of new rooflight to Latchmere House.

134 - 136 South Street, Dorking RH4 2EU

The Chairman invited questions from Members, none were aired. The Chairman invited the Members to debate the item.

The Committee considered the report set out on pages 294 to 303 of the agenda and other matters discussed at the meeting. It was considered that a Method of Construction condition should be added to the application regarding access to nearby properties during construction of the proposal.

A motion to refuse the application was proposed.

Comments were made regarding Council Planning policies. Planning officers gave advice on the policies involved.

The chairman invited Members to vote on the motion. Motion to Refuse.

Counted vote: 2 in favour, 10 against & 3 abstentions

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. To add condition regarding a Method of Construction Statement & an informative regarding access to be maintained to adjacent cottages during construction.

83. Item 9: Application MO/2016/1373

Alteration & refurbishment of facades & mansard roof with replacement windows & cladding.

Haybarn House, 118 South Street, Dorking RH4 2EU

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Concerns were raised regarding over looking from proposed balconies. Planning officers showed Juliet balconies were shown on the plans and on which elevations.

The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 304 to 308 of the agenda and other matters discussed at the meeting. A lack of a method of construction statement was noted. Concerns were discussed regarding French doors on drawings and the impact on surrounding area relating to loss of privacy.

A motion to permit with conditions was proposed.

Counted vote: 12 in favour, 2 against & 1 abstentions.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. To add condition regarding a Method of Construction Statement & an informative regarding access to be maintained to adjacent cottages during construction.

84. Item 10: Application MO/2016/1526

Erection of extension to roof accommodation & alterations.

Haybarn House, 118 South Street, Dorking RH4 2EU

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Concerns were raised relating to the impact of proposed balconies and the possible impact on light to neighbouring properties.

The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 309 to 314 of the agenda and other matters discussed at the meeting. Members considered the impact on the area regarding overlooking. A Method of Construction statement was also requested to protect surrounding properties during construction.

The Committee voted to agree to permit as recommended subject to conditions.

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum. To add condition regarding a Method of Construction Statement & an informative regarding access to be maintained to adjacent cottages during construction.

85. Item 11: Application MO/2016/0742

Separation of ground floor retail unit from living accommodation above. Second floor extension & 2 no. rear dormer windows to create 3 no. flats.

234 - 236 High Street, Dorking RH4 1QR

The Chairman invited questions from Members, none were aired. The Chairman invited Members to debate the item.

The Committee considered the report set out on pages 315 to 322 of the agenda and other matters discussed at the meeting. It was considered that there were no objections and no issue with the proposed design.

The Committee voted to agree to permit as recommended subject to conditions.

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

86. Item 12: Application MO/2016/1153

Erection of two single storey extensions, an Oak framed gazebo, construction of a new timber outbuilding, amendments to existing barn & entrance porch. Addition & amendments to existing ground floor & first floor fenestration. Installation of four new retractable awnings & open veranda. Installation of a new 5 x 5m jumbrella.

The Parrott Inn (PH), Horsham Road, Forest Green RH5 5RZ

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Consideration was given to the use by customers of proposed outside areas. It was confirmed that use would be restricted by available light and weather conditions.

The Chairman invited Members to debate the item, although no Members wish to raise items not covered by the report.

The Committee considered the report set out on pages 323 to 330 of the agenda and other matters discussed at the meeting.

The Committee voted to agree to permit as recommended subject to conditions.

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

87. Item 13: Application MO/2016/1398 (Detailed)

Erection of 1 no. dwelling following demolition of existing workshop & cessation of storage yard.

Wattlehurst Farm, Horsham Road, Capel RH12 3SD

The Chairman invited questions from Members, which were answered by Planning officers and the Chairman. Consideration was given to the present and proposed use of the site. Planning officers confirmed the future use would be residential and not commercial. Development in the countryside was considered.

The Chairman invited Members to debate the item, although no Members wish to raise items not covered by the report.

The Committee considered the report set out on pages 331 to 340 of the agenda and other matters discussed at the meeting.

The Chairman invited a vote to permit subject to Planning officers being improved to ensure all commercial buildings are removed from site.

Counted vote: 11 in favour, 2 against & 2 abstentions

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report. Officer to adjust Condition no.2.

88. Appeal Decisions

Gary Rhoades-Brown informed the committee that the decisions made by the Planning Inspectorate and Court of Appeal would not be read out at this, or future committee meetings, unless the appeal decision raised matters of planning policy.

89. Urgent Items

None

Signed:

Chairman.....

Date.....