

**Minutes of the Development Control Committee
held on 1 February 2017 at Pippbrook, Dorking
7.00pm to 10.22pm**

Present: Councillors:

Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Joe Crome, James Friend, Mary Huggins, Metin Huseyin, Howard Jones, Malcolm Ladell, Simon Ling, Claire Malcomson, Jatin Patel, Peter Stanyard, Clayton Wellman & Patricia Wiltshire.

Substitutions: David Draper (for Raj Hague), David Mir (for Rosemary Dickson), Charles Yarwood (for Duncan Irvine).

99. Minutes

RESOLVED: That the Minutes of the meeting held on 4 January 2017 be approved as a correct record and signed by the Chairman.

100. Apologies for Absence

Apologies for absence were received from Councillors Rosemary Dickson, Raj Haque, Duncan Irvine, Tim Loretto & John Muggeridge.

101. Disclosure of Interests

Councillor Chris Hunt declared:

- a non-pecuniary interest in item 3 as he knew the objectors
- a non-pecuniary interest in Item 7 as a member of the National Trust.

Councillor Margaret Cooksey declared:

- a non-pecuniary interest in item 2 as her husband was a member of Surrey County Council, and is a member of Dorking Preservation Society & English Heritage.
- a non-pecuniary interest in item 7 as she was a member of the National Trust & English Heritage.

Councillor David Draper declared:

- a non-pecuniary interest in item 2 as a member of the Dorking Preservation Society.

Councillor Howard Jones declared:

- a non-pecuniary interest in item 10 as he knew the applicant.

Councillor Simon Ling declared:

- a non-pecuniary interest in items 3 & 4 as a member of Ashtead Residents Association.
- a non-pecuniary interest in item 10 as his Wife is was a member of Ashtead Tree Wardens. Councillor Ling was also the Council representative on the board of the Ashtead Peace Memorial Hall.

Councillor Peter Stanyard declared:

- a non-pecuniary interest in items 3, 4, & 10 as a member of the Ashtead Residents Association.

- a further non-pecuniary interest in item 3 as he had spoken to the applicant, but expressed no opinion.

Councillor Patricia Wiltshire declared:

- a non-pecuniary interest in items 3 & 4 as a member of the Ashtead Residents Association.
- a non-pecuniary interest in item 7 as a member of the National Trust.
- a non-pecuniary interest in item 10 as she had prepared a tree report that the Ashtead Tree Wardens has seen. She decided to withdraw from the meeting when considering the item.

Councillor Charles Yarwood declared:

- a non-pecuniary interest in item 2 as he had previous dealings with the site as part of his portfolio duties. He decided to withdraw from the meeting when considering the item.

The Chairman proposed changes to the running order to reflect the interest shown by the members of the public attending the meeting in the viewing gallery. The order was as follows: items 2, 1, 4, 9, 10, 3, 5, 7, 6, 8.

102. Item 1: Application MO/2016/1645 (Detailed)

Erection of 7 no. dwellings with associated access and landscaping following demolition of existing buildings.

Ridgelea & Briar Bank, Guildford Road, Fetcham KT22 9BW

Having considered the report set out on pages 1 to 13 of the agenda the Committee had no further matters to discuss at the meeting.

The Chairman invited the members to vote.

For 16 - Against 0 - Abstentions 1. Agreed to permit as recommended.

RESOLVED: that the application be left in the hands of the Corporate Head of Service (CHOS) to permit subject to the satisfactory completion of the required obligation, permission be **GRANTED** subject to the conditions detailed in the Officer's report.

It was noted that under the officer's recommendation for approval the affordable housing contribution stated that a legal obligation should be received by 31 May 2016. The date should read 28 February 2017.

103. Item 2: Application MO/2016/0340 (Detailed Major)

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

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

Speakers: **Dorking Preservation Society**
Mrs Jean Pearson representing the Preservation Society
Applicant - SUPPORT
Robert Taylor – Managing Director of Renaissance Group Ltd

The Committee considered the report set out on pages 14 to 46 of the agenda and other matters discussed at the meeting. Issues debated included the affordable housing contribution with regard to when and how the developer would make payments and would this cover the required infrastructure. The Members concluded that a clawback clause would be required in order to obtain contributions from the sale of the site and the individual dwellings.

The proposed opening hours of the members club was also discussed, with Members questioning whether to include a condition either setting the maximum hours to be open or specifying the exact hours.

The withdrawal of Surrey County Council's interest in the existing building was also discussed with some Members raising concerns that SCC had not been able to gain access to the building and thereby limiting their understanding of the building and its possible uses.

A motion to refuse on the grounds that Surrey County Council had not been able to fully investigate the site was proposed.

The Chairman invited the Members to vote on the motion:

For 5 – Against 11 - Abstentions 0. The motion was not carried.

The Chairman invited the Members to vote on whether the following condition should be attached to the application:

- Insertion of a clawback clause: All Agreed.

and whether attached conditions referring to opening times should be amended by the planning officers:

- Provision for opening hours to be left in the hands of the officers: All Agreed.

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

For 14 – Against 2 – Abstentions 0.

RESOLVED: that the application be left in the hands of CHOS to **Permit** subject to the conditions detailed in the Officer's report and the addendum, together with the following variation of conditions

The officers are to vary conditions 18 & 19 regarding opening hours and agree with Chairman, Vice Chairman and Ward Councillors, and insert a clawback clause for affordable housing in the legal agreement.

104. Item 3: Application MO/2016/1626 (Detailed)

Erection of a new house to replace existing bungalow

Danecroft, Farm Lane, Ashted KT21 1LR

The Committee considered the report set out on pages 47 to 56 of the agenda and other matters discussed at the meeting.

The Chairman invited the Members to vote.

For 15 – Against 1 – Abstention 1

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

105. Item 4: Application MO/2016/1770 (Detailed)

Erection of 2 no. dwellings following demolition of existing property.

The Old Coach House, Rectory Lane, Ashted KT21 2BA

The Committee considered the report set out on pages 57 to 68 of the agenda and other matters discussed at the meeting.

The Chairman invited the Members to vote.

All agreed to permit.

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

106. Item 5: Application MO/2016/1502 (Detailed)

Erect 2 no. polytunnels and 1 no. agricultural barn, and lay a hard-core track from the highway to the buildings.

Land south of Blanks Lane, Newdigate RH6 0ES

The Committee considered the report set out on pages 69 to 79 of the agenda and other matters discussed at the meeting. It was questioned whether there were protected plants growing on the site, with a suggestion that this should be investigated before the development proceeded. It was also questioned how any such plants could be protected, if found.

Another issue discussed was the possibility of direct sales to the public from the site and in particular how this may lead to increased traffic in the local area.

It was also questioned whether lighting would be required for staff to work and the possibly negative impact from light pollution on the surrounding countryside.

The Chairman invited the Members to vote on the conditions suggested to restrict on site sales and lighting.

For 5 – Against 9 – Abstentions 3

The Chairman invited the Members to vote on the application as submitted.

For 16 – Against 0 – Abstentions 1

RESOLVED: that permission be **GRANTED** subject to the conditions detailed in the Officer's report and addendum, together with the following additional condition.

Officers to insert an additional condition to introduce a grassland study to understand the biodiversity of the site.

Additional Condition

Condition 8: No development shall take place until a report containing an assessment of the grass at the site for protected species together with any mitigation measures shall be submitted to and approved in writing by the local Planning Authority. Any mitigation measures necessary shall be implemented before development first commences.

Reason: To identify and protect any protected species at the site in accordance with Section 11 Of the National Planning Policy Framework.

107. Item 6: Application MO/2016/1794 (Listed Building Consent)

Demolition of existing extensions and erection of replacement extension block comprising function room at ground floor and 24 no. guest bedrooms on upper floors.

Burford Bridge Hotel, London Road, Westhumble, Dorking RH5 6BX

The Committee, having considered the report set out on pages 80 to 81 of the agenda and other matters discussed at the meeting raised no further issues on the application.

The Chairman invited the Members to vote.

All agreed to permit.

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

108. Item 7: Application MO/2016/1795 (Detailed)

Demolition of existing extensions and erection of replacement extension block comprising function room at ground floor and 24 no. guest bedrooms on upper floors.

Burford Bridge Hotel, London Road, Westhumble, Dorking RH5 6BX

The Committee, having considered the report set out on pages 81 to 97 of the agenda and other matters discussed at the meeting raised no further issues for debate.

The Chairman invited the Members to vote.

All agreed to permit.

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

109. Item 8: Application MO/2016/1233 (Detailed)

Retrospective application for the erection of a terrace of 5 no. dwellings with associated landscaping, parking and access following demolition of existing dwelling.

Jakes Place, Oxshott Road, Leatherhead KT22 0EN

The Committee considered the report set out on pages 98 to 109 of the agenda and other matters discussed at the meeting.

The Chairman invited the Members to vote.

For 15 – Against 0 – Abstentions 2

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

110. Item 9: Application MO/2016/1825 (Detailed)

Erection of 1 no. two storey house with garden annex and associated landscaping works following removal of existing bungalow, garage and outbuildings.

Crathorne, Clinton Road, Leatherhead KT22 8NX

The Committee considered the report set out on pages 110 to 117 of the agenda and other matters discussed at the meeting.

Issues debated included the amount of time the Members had been given to understand the detailed information set out in the addendum and in particular the comments from the case officer regarding Planning Policy CS3. As such, a motion was proposed to defer the application to allow Members to digest the addendum information further.

The Chairman invited the Members to vote on the motion.

For 7 – Against 8 – Abstentions 2

The motion was not carried.

The Chairman invited the Members to vote on the application as submitted.

For 12 – Against 5 – Abstentions 0

RESOLVED: that the application be left in the hands of the Corporate Head of Service (CHOS) to permit and that permission be **GRANTED** subject to the conditions detailed in the Officer's report and the addendum.

111. Item 10: TPO/103/6/Q (Tree Preservation Order)

Tree Preservation Order

5 Woodfield Lane, Ashted KT22 2BQ

The Committee considered the report set out on pages 118 to 125 of the agenda and other matters discussed at the meeting.

The Chairman invited the Members to vote.

All agreed

RESOLVED: that permission be **CONFIRMED**.

112. Appeal Decisions

The Chairman drew the attention of the Committee to the 3 decisions made by the Planning Inspectorate and Court of Appeal listed in the agenda.

Signed:

Chairman.....

Date.....