

**Minutes of a meeting of the Development Control Committee  
held on 6th April 2016 at Pippbrook, Dorking  
from 7.00pm to 8.44pm**

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Emile Aboud, Rosemary Dickson, Paul Elderton (Substitute for Clayton Wellman), Raj Haque, Mary Huggins, Howard Jones, Malcolm Ladell, Simon Ling, Tim Loretto, Claire Malcolmson, David Mir, John Muggerridge, Sarah Seed, Philippa Shimmin,

**139. Minutes**

**RESOLVED:** That the Minutes of the meeting held on 2<sup>nd</sup> March 2016 be approved as a correct record and signed by the Chairman.

**140. The Development Control Committee held a two minutes silence in memory of former Mole Valley District Councillor John Northcott, who amongst other roles at the District Council was a former Chairman of the Committee.**

**141. Apologies for Absence**

Apologies for absence were received from Councillors Jatin Patel and Clayton Wellman.

**142. Disclosure of Interests**

Councillor Emile Aboud declared:-

- a non-pecuniary interest in Item 2 on the grounds that he has received correspondence from an objector in relation to the application.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in Item 2 on the grounds that her son resides in a property next to The Wotton Hatch Public House which is close to the application site.
- a non-pecuniary interest in Item 6 on the grounds that she received a telephone call from an objector to the application.

Councillor Raj Haque declared:-

- a non-pecuniary interest in Item 2 on the grounds that he has received correspondence from an objector in relation to the application.

Councillor Mary Huggins declared:-

- a non-pecuniary interest in Item 5 as she had recently attended a private function at Dorking Golf Club.
- a non-pecuniary interest in Item 6 as she had spoken to a principal objector to the application.

Councillor Chris Hunt declared:-

- a pecuniary interest in Item 1 on the grounds that he has provided professional valuation services to The Grange Centre, who will use 4 of the flats to which this application forms part. Councillor Hunt would leave the chamber when the item was to be discussed, with the Vice-Chairman, Councillor Margaret Cooksey, chairing the meeting for that item.

- a non-pecuniary interest in Item 2 on the grounds that he is acquainted with the applicant who is a former Mole Valley District Councillor.
- A non-pecuniary interest in Item 3 on the grounds that he is acquainted with both the applicant and a principal objector. Councillor Hunt would leave the chamber when the item was to be discussed, with the Vice-Chairman, Councillor Margaret Cooksey, chairing the meeting for that item.

Councillor Simon Ling declared:-

- a non-pecuniary interest in Item 3 on the grounds that he is an acquaintance of a principal objector to the application. Councillor Ling would leave the chamber when the item was to be discussed.

Councillor Tim Loretto declared:-

- a non-pecuniary interest in Item 2 on the grounds that he has received correspondence from an objector in relation to the application.
- a non-pecuniary interest in Item 6 on the grounds that he has received correspondence from an objector in relation to the application.

Councillor Claire Malcolmson declared:-

- a non-pecuniary interest in Item 2 on the grounds that she has received correspondence from an objector in relation to the application.
- a non-pecuniary interest in Item 7 on the grounds that she has spoken to and met the applicant and neighbours.

Councillor David Mir declared:-

- a non-pecuniary interest in Item 2 on the grounds that he is well acquainted with the applicant and has received correspondence from an objector in relation to the application. Councillor Mir would leave the chamber when the item was to be discussed.

Councillor John Muggeridge declared:-

- a non-pecuniary interest in Item 2 on the grounds that he is acquainted with the applicant and has received correspondence from an objector in relation to the application.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in Item 2 on the grounds that she has received correspondence from an objector in relation to the application.
- a non-pecuniary interest in Item 6 on the grounds that she has received correspondence from an objector in relation to the application.

Councillor Philippa Shimmin declared:-

- a non-pecuniary interest in Item 2 on the grounds that she has received correspondence from an objector in relation to the application.
- a non-pecuniary interest in Item 3 on the grounds that she is acquainted with the applicant.

**143. Application No. MO/2016/0062 - Erection of one block of 7 No. flats, one block of four No. flats and 9 No. parking spaces following demolition of existing building: Site at 42, Upper Fairfield Road, Leatherhead, Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 14 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

**RESOLVED:** That subject to receipt and consideration of final bin storage arrangements for the frontage flats and the receipt of a satisfactory legal obligation to secure the required onsite Affordable Housing Contribution by 30<sup>th</sup> April 2016, or any such later date to be agreed in writing with the Corporate Head of Service, the Corporate Head of Service be authorised to **GRANT** permission subject to the conditions set out in the report and the amended and additional conditions below OR if that obligation is not received by that date, the Corporate Head of Service be authorised to **REFUSE** permission for the appropriate reasons.

Amended Conditions

1. 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.

2. The development hereby permitted shall be carried out and completed in all respects strictly in accordance with the submitted documents and plan numbers 1503/P11, 1503/P14, 1503/P15, 1503/ P03/01, 1503/ P08/01, 1503/ P09/01, 1503/ P10/01, 1503/ P100/01, 1503/P101/01, 1503/P103/01, 1503/P501/01 and Tree Protection Plan 2014039 contained within the application and no variations shall take place.

Reason: To accord with the terms of the submitted application and to ensure minimal impact on local amenity and the environment in accordance with Mole Valley Core Strategy policy CS14 and Mole Valley Local Plan policy ENV22.

Delete repeated Condition 24.

Additional Condition

26. The cill height of the windows in the flank elevations of the 4 no flats to the rear of the site (as shown on drawing P103 01) hereby permitted shall not be less than 1.7 metres above internal floor level and thereafter permanently retained in that condition.

Reason: To protect the amenity and privacy of adjoining residential properties in accordance with Mole Valley Local Plan policy ENV22.

**144. Application No. MO/2015/2008 - Retention and enlargement of secondary access road and turning area to service recently constructed grain store: Coast Hill Farm, Sheeppouse Lane, Wotton, Dorking, Surrey, RH5 6QH (Item 2)**

The Committee considered the report set out on pages 15 to 48 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee debated the application in full. Members expressed concern with regards to (1) lighting at the site and access safety, but were advised that as the site was within the greenbelt and that ongoing farm operations take account of daylight hours no permanent on site lighting would be installed and (2) highways safety more generally,

but were advised that Surrey Highways were satisfied that the application had no impact on the public highway. Members considered whether a condition specifically excluding the parking of agricultural vehicles on the proposed hardstanding overnight was overly restrictive to legitimate farm operation. Members voted 10 to 5 in favour of amending Condition 5 to remove the words “and at no times shall vehicles be parked on the site overnight.”

**RESOLVED:** That the Corporate Head of Service be authorised to **GRANT** permission subject to the conditions set out in the report and the amended conditions below.

Amended Conditions

2. Within one month of the date of this permission, details of a landscaping scheme shall be submitted to and approved by the Local Planning Authority including planting of a hedge. The landscaping shall be carried out in the first planting season following the approval of the details unless agreed otherwise in writing by the Local Planning Authority, and shall be maintained for a period of 5 years. Such maintenance shall include the replacement of any trees and shrubs that die.

Reason: Unchanged

3. Details of boundary treatment shall be submitted to the LPA and carried out in accordance with the approved details before any livestock are retained in the adjacent field for any period within 5 years of carrying out boundary landscaping.

Reason: Unchanged

4. Within one month of the date of this permission, details of the hard surfacing to be used within the site shall be submitted to and approved in writing by the Local Planning Authority. The hard surfacing hereby approved shall be constructed from porous materials including recycled materials (such as road planings) and in accordance with the approved details. All hard surfacing shall be carried out in accordance with the approved details, completed prior to the first use of the hardstanding hereby permitted and thereafter, permanently retained as such.

Reason: Unchanged

5. No part of the access track and hardstanding hereby permitted shall be used for parking other than vehicles reasonably necessary for the purposes of agriculture and vehicles for loading/unloading, delivery and collection used in connection with the adjacent agricultural land and buildings.

Reason: Unchanged

*(N.B. Counted vote on the decision of the Committee to approve the application - 14 for and 1 against with 0 abstentions)*

**145. Application No. MO/2016/0194 - Erection of part single, part two storey rear and side extension, first floor front extension, and front infill extension: 2, Cherry Orchard, Ashtead, Surrey, KT21 1HS (Item 3)**

The Committee considered the report set out on pages 49 to 54 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be **GRANTED** subject to the conditions set out in the report.

*(N.B. Counted vote on the decision of the Committee to refuse the application - 12 for and 1 against with 0 abstentions)*

**146. Application No. MO/2015/2019 - Erect single storey detached dwelling, following removal of existing ancillary outbuildings: Mataroa, Horsham Road, Beare Green, Dorking, Surrey, RH5 4QU (Item 4)**

The Committee considered the report set out on pages 55 to 66 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 set out in the report.

**147. Application No. MO/2016/0327 - Variation of Condition 8 of approved planning permission MO/2014/1631 for new maintenance shed and new overflow car park and extension to the overflow car park and the erection of an irrigation hut in accordance with Drwg No. LMSL/20/DHTgc/3b: Dorking Golf Club, Deepdene Avenue, Dorking, Surrey, RH5 4BX (Item 5)**

The Committee considered the report set out on pages 67 to 73 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Some Members expressed concern with regards to the exits and entrances to Dorking Golf Club from Deepdene Avenue but were advised that Surrey Highways had considered the material impact of net additional traffic generation and had not objected to the application.

**RESOLVED:** That permission be **GRANTED** subject to the conditions set out in the report.

*(N.B. Counted vote on the decision of the Committee to refuse the application - 13 for and 3 against with 3 abstentions)*

**148. Application No. MO/2015/1437 - Conversion of barn to form 1 No. dwelling with associated parking and amenity space : Kingsland Farm, Kingsland, Newdiat, Surrey (Item 6)**

The Committee considered the report set out on pages 74 to 75 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members considered the application and were concerned that the proposed changes to the barn, principally the roof windows, represented a material change to the buildings appearance and that the application was significantly at variance to a specific condition placed upon the barn when initially built that it was to remain in use ancillary to the main dwelling.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2015/1437.

Reasons for Refusal

The proposed development comprises an undesirable development of the site out of keeping with and detrimental to the character and appearance of the area. The proposal is therefore in conflict with Mole Valley Local Plan Policy ENV22.

*(N.B. Counted vote on the decision of the Committee to refuse the application - 12 for and 2 against with 2 abstentions)*

**149. Application MO/2015/1745 - Erection of 1 No. terraced dwelling to the side of No. 12: 12, Holmesdale Road, North Holmwood, Dorking, Surrey, RH5 4HT (Item 7)**

The Committee considered the report set out on pages 90 to 102 of the agenda and other matters discussed at the meeting.

Members were appreciative of the applicant's amended plans to remove the juliet balcony from the rear elevation of the proposed dwelling.

**RESOLVED:** That permission be **GRANTED** subject to the conditions set out in the report.

**150. Appeal Decisions**

The Committee noted the decisions made by the Planning Inspectorate.

Chairman.....

Date.....