

**Minutes of a meeting of the Development Control Committee  
held 4<sup>th</sup> March 2015 at Pippbrook, Dorking  
from 7.00pm to 10.10pm**

Present: Councillors: Chris Hunt (Chairman), Margaret Cooksey (Vice-Chairman), Stella Brooks, Rosemary Dickson, Valerie Homewood, Mary Huggins, Howard Jones, Bridget Lewis-Carr, Simon Ling, David Mir, John Muggeridge, John Northcott, Jatin Patel, David Preedy, Sarah Seed, Philippa Shimmin.

**86. Minutes**

**RESOLVED:** That the Minutes of the meeting held 4<sup>th</sup> February 2015 be approved as a correct record and signed by the Chairman.

**87. Apologies for Absence**

Apologies for absence were received from Councillors Emile Aboud and Tim Loretto.

**88. Disclosure of Interests**

All Members of the Committee declared a non-pecuniary interest in item 8 as they were acquainted with a former Mole Valley District Councillor who submitted a letter of a representation, and items 9 and 10 as Members of the Council.

Councillor Stella Brooks declared:-

- a non-pecuniary interest in Item 2 as her lodger was an employee at Polesden Lacey.

Councillor Margaret Cooksey declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust and Ramblers Association.
- a non-pecuniary interest in Item 4 as a member of Ramblers Association.
- a non-pecuniary interest in Items 5, 6 and 9 as a member of English Heritage.
- a non-pecuniary interest in Item 8 as a close friend with a former Mole Valley District Councillor who submitted a letter of a representation.

Councillor Valerie Homewood declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.
- a non-pecuniary interest in Items 5, 6 and 9 as a member of English Heritage.

Councillor Chris Hunt declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor Mary Huggins declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor Bridget Lewis-Carr declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor Simon Ling declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor David Preedy declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor John Northcott declared:-

- a non-pecuniary interest in Item 2 as his wife was a member of the National Trust.

Councillor Jatin Patel declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.
- a non-pecuniary interest in Item 11 as his son attended the school.

Councillor Sarah Seed declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.
- a non-pecuniary interest in Item 11 as his son attended the school.

Councillor Philippa Shimmin declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

Councillor Peter Stanyard declared:-

- a non-pecuniary interest in Item 2 as a member of the National Trust.

**89. Application MO/2014/1091 –Use of land for 2 No. mobile homes, 2 No. touring caravans, 2 No. utility blocks and 2 No. stables, together with hardstanding and access for two Gypsy families: Riverdale Farm, Rusper road, Capel Surrey (Item 1)**

The Committee considered the report set out on pages 1 to 21 of the and other matters discussed at the meeting.

**RESOLVED:** That permission be refused in respect of application no. MO/2014/1091 for the reasons detailed in the report.

*(N.B. Counted vote to refuse permission of the Committee – 13 for, 3 against and 1 abstain.)*

**90. Application MO/2014/1902 – Change of use of land to campsite and erection of 2 No. amenity blocks following removal of existing buildings: Campsite at Polesden Lacey, Polesden Road, Bookham, Surrey (Item 2)**

The Committee considered the report set out on pages 22 to 30 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee discussed the application in full, and some Members expressed some concerns over the location of the proposed site- it was argued that the proposal would have a significant impact on the Green Belt due to intensity of use and detract from the landscape of the an Area of Outstanding Natural Beauty. Furthermore, it was argued that the proposed design of the buildings failed to conserve and enhance the natural environment. The replacement buildings were also deemed materially larger and thus inappropriate development in the Green Belt. Members further voiced concerns over the proposed car parking as the access road had no passing bays, which might pose extra safety risks. A motion to refuse this application for these reason and in contrary to Planning Policies: National Planning Policy Framework Section 11, Local Plan Policy REC16 and Policy MOV2 was proposed and carried.

*(N.B. Counted vote on the decision of the Committee Officer's Recommendation – 4 for, 11 against and 2 abstain )*

*(N.B. Counted vote on the decision of the Committee on motion – 9 for, 5 against and 3 abstain )*

**RESOLVED:** That, the Officers' recommendation to grant permission be rejected for the following reasons:

1. The proposed development would result in an intensity of use in this rural area to the detriment of the landscape character of the Area of Great Landscape Value and Area of Outstanding Natural Beauty in conflict with Mole Valley Local Plan policy REC16.
2. Insufficient provision has been indicated for the parking and manoeuvring of vehicles within the site and particularly the access road has no passing bays in conflict with Mole Valley Local Plan MOV2.
3. The proposed buildings, by reason of their design and appearance would fail to conserve and enhance the natural environment contrary to the guidance contained within Section 11 of the National Planning Policy Framework.

**91. Application MO/2014/1867 – Demolition of the existing property and erection of a replacement house: 67 Keswick Road, Bookham, Surrey (Item 3)**

The Committee considered the report set out on pages 31 to 39 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1867, subject to the conditions and informative detailed in the report, together with the following delete Condition.

Delete Condition 7 as it duplicated Condition 6.

*(N.B. Counted vote on the decision of the Committee – 14 for, 0 against and 3 abstain)*

**92. Application MO/2014/1466 – Erect extension and carry out internal alterations to provide additional 21 No. bedrooms and ancillary functions: Pickering House Care Home, Ridgeway Road, Dorking, Surrey (Item 4)**

The Committee considered the report set out on pages 40 to 49 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

Some Members voiced concerns over the impact on traffic it may cause on Ridgeway Road during the construction period which may cause serious delays to other traffic, and Members agreed to amend Condition 5 to ensure that construction vehicles would not use Ridgeway Road to reflect this.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1466, subject to the conditions and informatives detailed in the report, together with the following amended condition.

Amended Conditions

5. No development shall commence until a Construction Transport Management Plan, to include details of:-

- (a) parking for vehicles of site personnel, operatives and visitors
- (b) loading and unloading of plant and materials
- (c) storage of plant and materials
- (d) programme of works (including measures for traffic management)
- (e) vehicle routing showing that no construction traffic will enter or leave the site from Ridgeway Road
- (f) measures to prevent the deposit of materials on the highway
- (g) on-site turning for construction vehicles and details of temporary construction access has been submitted to and approved in writing by the Local Planning Authority. Only the approved details shall be implemented during the construction of the development.

Reason: The above condition is required in order that the development should not prejudice highway safety nor cause inconvenience to other highway users, in accordance with policies MOV2 and MOV5 of the Mole Valley Local Plan, the National Planning Policy Framework and the Surrey Transport Plan.

**93. Application MO/2014/1915 – Outline application for the consideration of access, appearance, layout and scale in respect of the erection of 9 No. flats following the demolition of the existing building: 42, Upper Fairfield Road, Leatherhead, Surrey (Item 5)**

The Committee considered the report set out on pages 50 to 64 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1915, subject to the conditions and informative detailed in the report together with the following amended and additional conditions.

Amended Condition

1. Approval of details of 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.

Reason: To comply with Article 3 of the Town and Country Planning (General Development Procedure) Order 1995 (or any order revoking and re-enacting that Order) and Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51(2) of the Planning and Compulsory Purchase Act 2004.

8. Delete the following sentence from the Reason of Condition 8: '[and to restrict the enlargement of dwellings in this rural are in accordance with Mole Valley Plan policy RUD7]

### Additional Conditions

22. No site clearance, preparation, or construction work shall take place outside the hours of 7.30am to 6.00pm on Mondays to Fridays and 8.00am to 1.00pm on Saturdays, and no work shall take place on Sundays or Bank or Public Holidays.

Reason: To protect the amenities of the area, and in particular the amenities of neighbouring residential properties in accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

**94. Application MO/2014/1623- Demolition of the existing classroom block and the erection of a building containing 6 new classrooms and ancillary facilities. Provision of 6 No. single staked temporary classrooms and 2 No. temporary toilet blocks: The Manor House School, Manor House Lane, Bookham, Leatherhead, Surrey (Item 6)**

The Committee considered the report set out on pages 65 to 73 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1623, subject to the conditions and informative detailed in the report together with the following additional condition.

### Additional Condition

15. The temporary buildings hereby permitted shall be externally coloured green.

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

**95. Application MO/2014/1919- Conversion of stable building to 1 No. dwelling and erection of detached garage: Brookfield, Snowerhill Road, Betchworth, Surrey (Item 7)**

The Committee considered the report set out on pages 74 to 80 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1919, subject to the conditions and informative detailed in the report together with the following additional condition.

### Additional Condition

7. Prior to commencement of development, details to reduce the carbon emissions of the predicted energy use of the proposed development by at least 10% through on-site installation and implementation of decentralised and renewable or low carbon energy sources shall be submitted and approved by the Local Planning Authority and be implemented prior to the first occupation of the dwelling(s).

Reason: To optimise renewable energy and its conservation, in accordance with Policy CS19 of the Mole Valley Core Strategy.

**96. Application MO/2014/1842 – Advertisement consent for 3 No. externally illuminated Wave signs, 6 No. Pump number signs and 3 No. Koala signs: Leith Hill Service Station, Horsham Road, Beare Green, Dorking, Surrey (Item 8)**

The Committee considered the report set out on pages 81 to 85 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1842, subject to the conditions detailed in the report together with the following addition to Condition 3.

Add following reason to Condition 3:

Reason: In the interests of the visual amenities of the locality in accordance with Mole Valley Local Plan policy ENV36.

**97. Application MO/2014/1631 – Replacement and relocation of golf club maintenance shed and removal of existing overflow car park and construction of new overflow car park to the south west of the club house using existing access from A24: Dorking Golf Club, Deepdene Avenue, Dorking, Surrey (Item 9)**

The Committee considered the report set out on pages 86 to 93 of the agenda together with the further material set out on the addendum sheet and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2014/1631, subject to the conditions detailed in the report together with the amended conditions:

Amended Conditions

3. Any new or altered hard surfacing to be provided within the site shall be constructed from either porous materials or shall make adequate provision for the direction run-off from the hard surface to a permeable or porous area.

Reason: To prevent the increased risk of flooding, in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS20 of the Mole Valley Core Strategy.

4. No development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority including planting of trees, shrubs, herbaceous plants and areas to be grassed. The landscaping shall be carried out in the first planting season after commencement of the development 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: To ensure the provision and maintenance of trees, other plants and grassed areas in the interests of visual amenity and in accordance with Mole Valley Local Plan policy ENV25 and policies CS14 and CS15 of the Mole Valley Core Strategy.

*(N.B. Counted vote on the decision of the Committee – 13 for, 1 against and 3 abstain)*

**98. Application MO/2015/0061- Installation of 2 No. external LED display screens: Dorking Halls, Reigate Road, Dorking, Surrey (Item 10)**

The Committee considered the report set out on pages 94 to 97 of the agenda and other matters discussed at the meeting.

**RESOLVED:** That permission be granted in respect of application no. MO/2015/0061, subject to the conditions and informative detailed in the report.

**99. Consultation from Guildford Borough Council: Planning application for a replacement Howard of Effingham Secondary School and up to 258 residential dwellings at Lower Road and 37 dwellings at Browns Lane : Howard of Effingham School & Lodge Farm, Lower Road & Browns Field, Browns Lane, Effingham, Leatherhead, Surrey (Item 11)**

The Committee considered the report set out on pages 98 to 103 of the agenda together with the revised MVDC response letter tabled at the meeting and other matters discussed at the meeting.

Councillor John Northcott confirmed that the draft response letter was amended, including the signatory, as he had no involvement in the drafting of the original letter.

**RESOLVED:** Members agreed that the response be made stronger in relation to enabling development, capacity of highway network and effect on the Green Belt. It was agreed that the Chairman and Vice Chairman of the Development Control Committee agree the modified response.

**100. Appeal Decisions**

The Committee was asked to note the decisions made by the Planning Inspectorate and Court of Appeal.

Chairman.....

Date.....