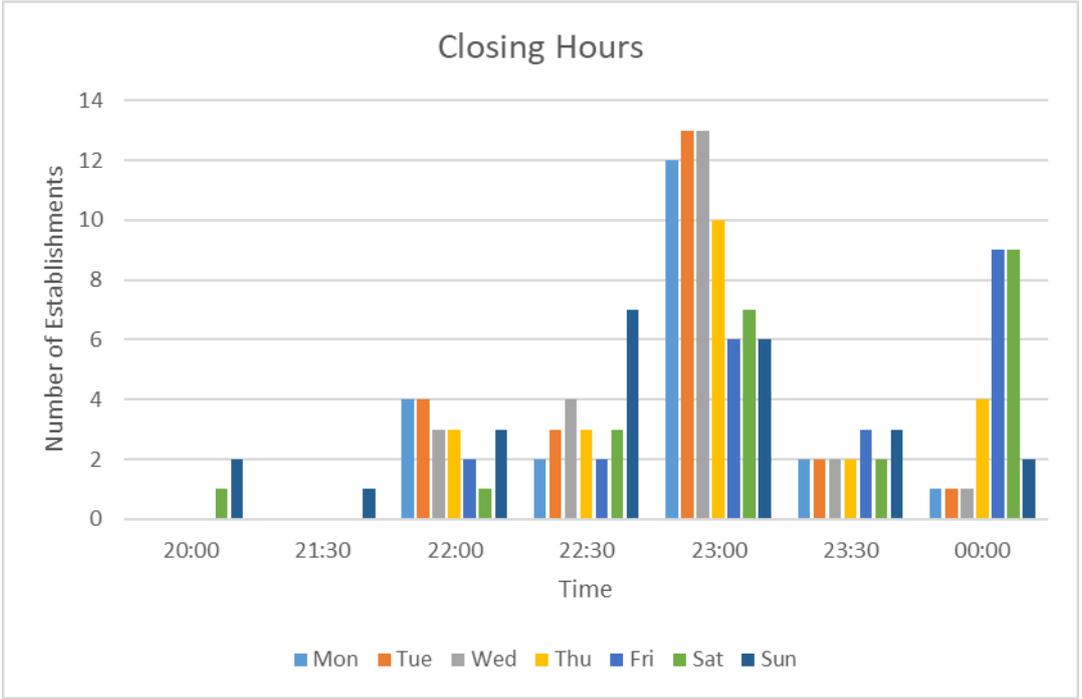
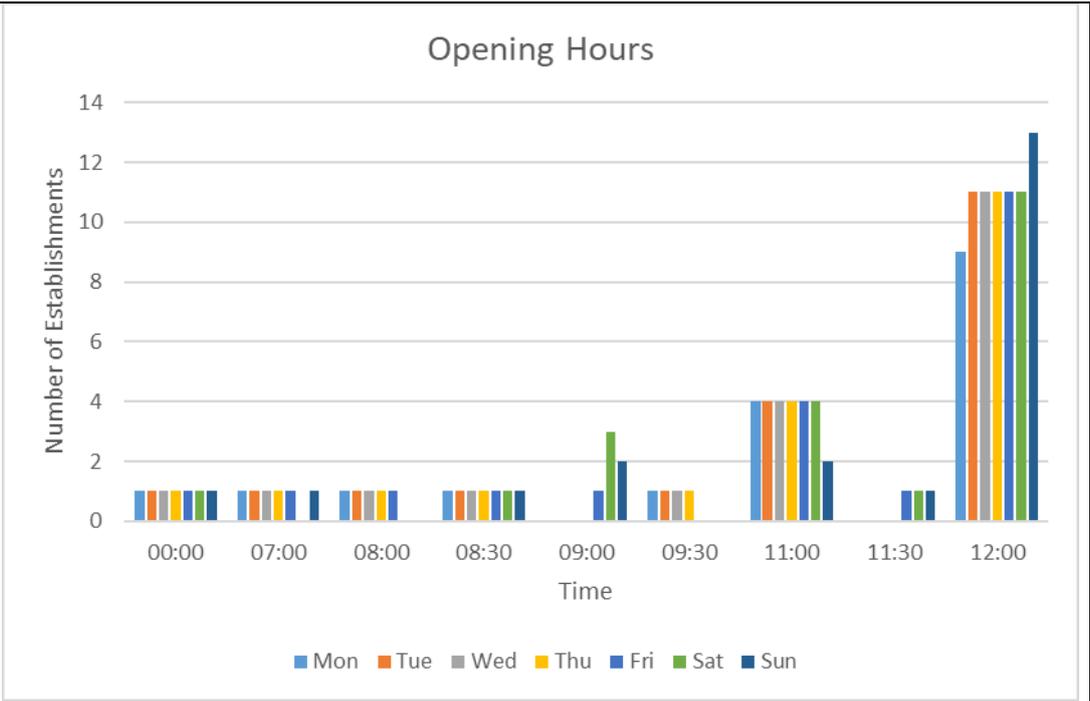


DEVELOPMENT CONTROL COMMITTEE

ADDENDUM

1 May 2019

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| ITEM 1 | <p><u>MO/2019/0143 - Units 10-15, St Martins Walk, Dorking, Surrey, RH4 1UT</u></p> <p><u>Summary</u> – page 1 sub paragraph (1)</p> <p>Replace the word ‘sale’ with ‘consumption’.</p> <p>The applicant requested in their covering letter that they wanted the wording concerning of Condition 3 amended to remove the reference to the <i>sale</i> of food and alcohol. However the condition uses the word <i>consumption</i>, rather than <i>sale</i>.</p> <p>The wording of Condition 3 suggests that the hours of opening apply only when the premises are being used for the consumption of food and alcohol. It is accepted that not all patrons may be eating or drinking alcohol when visiting the premises. Officers are agreeable to the removal of the wording “<i>consumption of food and alcohol</i>” as the overall aim of the condition relates to the hours of operation of the premises.</p> <p><u>Neighbour Amenity</u> – page 7, paragraph 7.12: Comment has been made that the second sentence in this paragraph which refers to an average number of complaints per annum across the 14 Dorking pubs, is misleading.</p> <p>Amend wording of second sentence to read as follows:</p> <p>“Over the past 5 years a total of 42 noise complaints were received from all 14 premises”.</p> <p>The following graphs show the opening times and closing times of existing pubs within Dorking, including the bar at Meadowbank, on each day of the week.</p> |
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Meadowbank Opening Hours

Concern has been raised that the proposed opening hours would exceed those of the clubhouse bar at the nearby Meadowbank Football Club and that this would be unacceptable. There are two planning conditions relating to the bar at Meadowbank and they are as follows:

Condition 24 of the Meadowbank permission (MO/2016/0401) sets out the opening hours of the clubhouse bar for community use within the hours of 08.30 to 22.00 Monday to Friday and 08.30 to 20.00 on Saturday and Sunday.

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| | <p>The morning opening hours being sought by the applicant are 30 minutes earlier Monday to Sunday than Meadowbank. This is not considered to be significantly different or unreasonable for the application premises which fall within the defined shopping frontage area as opposed to the football club which is located in Strategic Open Land beyond the defined town centre shopping area.</p> <p>The closing times of 10pm Monday to Friday and 8pm on Saturdays and Sundays for the Meadowbank clubhouse bar are earlier than those already approved at the application site and more restricted than the closing hours listed in the 3 other premises within Dorking.</p> <p>Condition 23 of the Meadowbank permission (MO/2016/0401) sets out the opening hours of the clubhouse bar for its members only and their guests under a club premises certificate. This states that the premises shall not be in use outside the hours of 11.00 to 23.00 Monday to Sunday with the exception of that expressly permitted in Condition 24.</p> <p>This closing hours in this condition match those already agreed at the application site. As stated within the officer report, based on the opening hours of a range of other town centre bars/restaurants, it is considered that an extension of opening hours by one additional hour on Friday and Saturday nights in this town centre location is not unreasonable.</p> <p><u>Number of covers available for breakfast</u> A query has been raised as to the likely number of customers the business would serve at breakfast time and how that might compare to Cote Brasserie.</p> <p>The applicants have advised that it is not the intention to have restrictions on parts of the premises throughout different times of the day so technically the max covers of 238 could be available for breakfast serving.</p> <p>However, it is unlikely, that the premises would be a maximum capacity for breakfast. The number of customers who use Cote Brasserie on a typical day for breakfast is not known.</p> |
| <p>ITEM 3</p> | <p><u>MO/2019/0118 - 48-52, South Street, Dorking, Surrey, RH4 2HQ</u></p> <p><u>Description of application</u> – A comment has been made regarding the length of the description of the application and the fact that its includes the descriptions of the previous permissions.</p> <p>The original permission has been subject of a series of Section 73 applications which make amendments to the scheme as originally permitted. The wording of the description is technically correct in that it sets out the order and descriptions of the permissions already granted at the site. However for the sake of clarity, this application seeks only to amend the wording of Condition 35 of permission reference MO/2018/0962 in order to reduce the amount of obscure glazing across the north-facing window serving the customer café at the rear of the store as set out in the summary on page 49 of the officer report.</p> <p><u>Consultations</u> – page 51, paragraph 5.1 of officer report. The comments of the Historic Environment Officer (HEO) relate to the application as originally submitted which sought to remove all of the obscure glazing on the north-facing window. The HEO did not object to the removal of all of the obscure glazing in terms of the external change to the building and its relationship to the character of the</p> |

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| | <p>conservation area. The amendment to the application, would result in a lesser degree of change to the external elevation of the building in comparison to the original proposal and so the HEO was not re-consulted.</p> <p><u>Representations</u> –</p> <p>1) Paragraph 6.2 page 53, eleventh bullet point concerning the roof terrace at the rear of No. 11 West Street:</p> <p>The officer comment below this bullet point states that the roof terrace does not have listed building consent. The owners of No. 11 advise that the building upon which the roof terrace is located is not listed. They advise that they purchased the property in 2005 and met with the Council’s Conservation Officer at that time. There was an existing roof terrace that had been used. The owners state they were advised by the Council’s Conservation Officer in 2005 that the former stable building to the rear of their property was not listed and so they could continue to use it as a roof terrace. The owners therefore wish for the reference to the need for listed building consent for the terrace to be removed from pages 53 and 59 of the officer reports.</p> <p><i>Officer comment</i> - <i>The issue of whether or not the rear terrace to the rear of No. 11 West Street requires listed building consent is a secondary issue that is not material to the overall consideration of this application.</i></p> <p>2) paragraph 6.2 page 54, third bullet point:</p> <p>The owners of No. 11 West Street have commented that the roof terrace at the rear of their property is accessed via a pair of casement doors from their first floor bedroom window.</p> <p><i>Officer comment</i> – <i>The observation of the planning officer on site was that access to the roof terrace was via a window opening from the bedroom. However, similar to the issue above, the precise nature of the opening that allows access from the bedroom to the terrace is not material to the consideration of this application.</i></p> |
| <p>ITEM 4</p> | <p><u>MO/2019/0024 - 37-39, Kingston Road, Leatherhead, Surrey, KT22 7SL</u></p> <p><u>Description of Development</u> – page 75</p> <p>Amend wording of paragraph 3.5 as follows:</p> <p><i>8 parking spaces are proposed.</i></p> |
| <p>ITEM 6</p> | <p><u>MO/2019/0157 - 186, High Street, Dorking, Surrey, RH4 1QR</u></p> <p>Amend all references of ‘taxis’ in officer report to ‘Private Hire vehicle’.</p> <p><u>Summary</u> – page 101</p> <p>Amend second para of Summary to read <i>“If a booking is made from the premises pick-ups would take place from the taxi pick-up <u>parking bay</u> areas outside the White Horse Hotel, Dorking.”</i></p> |

Representations – page 103

Replace officer comment under second bullet point ('waiting cars will park in nearby streets/car parks') to read as follows:

Officer comment: The taxi rank outside St Martins Walk is for the benefit of Hackney Carriages (that do not need to be pre-booked) licensed in the District only, and could not legally be used by private hire vehicles (that must be pre-booked). Whilst the tenant may operate a combination of Hackney Carriage and private hire vehicles, the submitted draft Management Plan states that all 'taxis' will be GPS tracked to ensure nearby cars are prioritised to a job, and that parking close to the office will result in them ~~not appearing on the~~ not being allocated bookings via the GPS tracker, thereby discouraging all operated vehicles from waiting for a booking in or around the office. Furthermore, parking outside of the application site cannot be controlled by condition and any illegal parking or parking in contravention of the Highway code would be a civil enforcement matter.