

Minutes of the Meeting of the Development Control Committee held at Pippbrook, Dorking on 1 May 2019 from 7.00pm to 8.26pm

Present: Councillors: James Friend (Chairman), Margaret Cooksey (Vice-Chairman), Simon Budd, Stephen Cooksey, Rosemary Dickson, David Hawksworth, Mary Huggins, Chris Hunt Tracy Keeley, Tim Loretto, Claire Malcolmson, Richard Moyse, John Muggeridge, Garry Stansfield, and Clayton Wellman

Substitutes: Councillor Alan Reilly.

131. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 3 April were agreed as a correct record and signed by the Chairman.

132. Apologies for Absence

Apologies for absence were received from Councillors Malcolm Ladell and Patricia Wiltshire.

133. Disclosure of Interests

Councillor Tim Loretto declared:

- Non-pecuniary interests in Planning Application 6 as in he had spoken to an objector.

Councillor Margaret Cooksey declared:

- A non-pecuniary interest in Planning Application 3 as she knew both supporters and objectors.
- A non-pecuniary interest in Planning Application 6 as she had been spoken to by people on the taxi rank.

Councillor James Friend declared:

- A non-pecuniary interest in Planning Application 3 as knew some of the objectors.

134. Item 4a Planning Application 1: MO/2019/0143

Variation of Condition 3 of approved Planning Permission MO/2018/0273 for the change of use and amalgamation of units from retail (Use Class A1) to a mixed use Food and Drink/Drinking Establishments (Use Classes A3/A4), to allow a change of opening hours to 8.00am to 23.00 hours Sunday to Thursday and 8.00am to 00.00 hours Friday to Saturday.

Units 10-15, St Martins Walk, Dorking, Surrey, RH4 1UT

The Committee considered the report set out on pages 1 to 28 of the agenda with the further material set out in the addendum and other matters discussed in the meeting.

The Committee discussed the opening hours of nearby establishments and noted that it could only consider the operating hours of the premises. The sale of alcohol including its hours was an environmental health licensing matter. Members felt it was reasonable to keep the condition as it was to ensure it remained in line with similar establishments in the area, thereby preventing an unfair advantage. It was also felt that other establishments listed within the report were not suitable comparisons and highlighted the importance of balancing the needs of local residents as well as the applicant.

A motion proposed and seconded to refuse the proposed change of Condition 3 on the basis of ENV22 (Mole Valley Local Plan) and CS14 (Mole Valley Core Strategy).

(NB. Counted vote on the decision of the Committee – 10 for, 4 against, 1 abstentions).

RESOLVED: That permission be **REFUSED** in respect of application no. **MO/2019/0143**.

Reason: The proposed revised hours of operation would be detrimental to the amenity of the area and would fail to provide a satisfactory environment for occupiers of neighbouring properties in conflict with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

135. Item 4a Planning Application 2: MO/2019/0389

Outline application for consideration of access, appearance, layout and scale in respect of the erection of one detached 4 bedroom house with integral single garage and two additional parking spaces and one chalet style house with two parking spaces, following demolitions of existing property.

48, Dowlands Road, Bookham, Leatherhead, Surrey, KT23 4LE

RESOLVED: That application **MO/2019/0389** would be deferred and considered at a later date.

136. Item 4a Planning Application 3: MO/2019/2018

Amendment to wording of Condition 35 (obscure glazing to café window facing rear of West Street properties) of approved Planning Permission MO/2018/0962 for the variation of Condition 16 of approved Planning Permission MO/2013/0062 for the variation of Conditions 10, 48 and 50 of approved planning permission MO/2011/0249 for erection of food store and associated facilities to allow reduction in size of upper and lower basement car parks and addition of sub-level car park; reduction in disabled parking spaces from 14 to 12, to allow the removal of the obscure glazing on the central band of café glazing only across the full width of the window), leaving the lower band obscure glazed.

48-52, South Street, Dorking, Surrey, RH4 2HQ

The Committee considered the report set out on pages 49-72 of the agenda.

Members acknowledged nearby residents concern surrounding their privacy and felt that the negative impact of the proposals would be minimal. The Committee therefore supported the proposals, highlighted the benefit of allowing better views of the Surrey Hills and therefore promoting Dorking as a town.

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2018/2018** subject to the conditions and informatives detailed in the officer's report.

137. Item 4a Planning Application 4: MO/2019/0024

Outline application for the consideration of access, appearance, layout and scale in respect of the demolition of existing guest house and adjacent family dwelling and erection of 8 No. of two bedroom apartments and 1 No. of one bedroom apartment and lower ground floor level.

37-39 Kingston Road, Leatherhead, Surrey, KT22 7SL

The Committee considered the report set out on pages 73-86 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members supported the proposals, commending the design and commenting that the proposals were an efficient use of land within built-up land. Members also highlighted the benefits of the inclusion of the extra window which would provide natural lighting to the basement flat.

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0024** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

138. Item 4a Planning Application 5: MO/2019/0342

Erection of a two storey side extension and single storey rear extension to create one additional dwelling.

Grantchester, Linden Gardens, Leatherhead, Surrey, KT22 7HB

RESOLVED: That application **MO/2019/0342** would be deferred and considered at a later date.

139. Item 4a Planning Application 6: MO/2019/0157

Change of Use from Retail (Use Class A1) to Sui Generis use (Taxi office)

186, High Street, Dorking, Surrey, RH4 1QR

The Committee considered the report set out on pages 101-108 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Committee noted that a GPS tracking system would be used to ensure that vehicles would not congregate around the premises and Members questioned where taxis would wait instead with concern that taxis would wait in residential roads.

Members supported the application, citing a need for a taxi service in the local area as well as a positive use of the premises and further employment.

(NB. Counted vote on the decision of the Committee – 13 for, 2 against, 1 abstentions).

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0342** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

140. Item 4a Planning Application 7: MO/2019/0131

Creation of a vehicle access (and associated track) from Horsham Road (A24).

Land East of Horsham Road, Capel, Dorking, Surrey, RH5 5JH

The Committee considered the report set out on pages 101-108 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members expressed concern at the application and referred to the busy nature of the road. The location of the proposed access was believed to be unsuitable and it was asked if there were any other existing ways to access the field. Officers confirmed that there was no other access off of the A24 and no other access from the surrounding fields.

Members voted against the officers recommendation of approving the application.

(NB. Counted vote on the decision of the Committee on motion – 0 for, 14 against, 1 abstention).

A motion was then proposed and seconded to refuse the application, against to the officers recommendation, as it was considered to be contrary to Local Plan policies ENV22 (General Development Control Criteria) and Core Strategy policy CS14.

(NB. Counted vote on the decision of the Committee on motion – 13 for, 0 against, 2 abstentions).

RESOLVED: That contrary to the officers recommendation, permission be **REFUSED** in respect of application no. **MO/2019/0131** for the following reasons:

Reason: The creation of the vehicular access and associated track, involving the loss of hedgerow and the introduction of hard surfacing across the wide entrance and six metre wide swath in the central part of an open agricultural field, would represent an alien feature in the countryside and would fail to respect the rural character of the area, contrary to policy ENV22 of the Mole Valley Local Plan and the strategic objectives of the NPPF.

Signed:

Chairman.....

Date.....