

## **Minutes of the Meeting of the Development Control Committee held at Pippbrook, Dorking on 3 April 2019 from 7.00pm to 8.03pm**

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**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, Michelle Watson, Clayton Wellman and Patricia Wiltshire.

**Substitutes:** Councillor Joe Crome.

### **121. Minutes**

**RESOLVED:** That the Minutes of the Development Control meetings held on 6 February 2019 and 6 March 2019 were agreed as a correct record and signed by the Chairman.

### **122. Apologies for Absence**

Apologies for absence were received from Councillors Raj Haque and Malcolm Ladell.

### **123. Disclosure of Interests**

Councillor Margaret Cooksey declared:

- Non-pecuniary interests in Planning Application 4 as in that she knew the applicant.

Councillor John Muggeridge declared:

- A non-pecuniary interest in Planning Application 6 as he was a Member of the Parish Council who were the objectors. Councillor Muggeridge left the Council Chamber for this item.

Councillor Richard Moyse declared:

- A non-pecuniary interest in Planning Applications 2 and 3 in that he knew a number of residents and was a member of Bookham Residents Association. Councillor Moyse also declared a non-pecuniary interest in Planning Application 1 as he objected to a previous application prior to becoming a Councillor.

Councillor Simon Budd declared:

- A non-pecuniary interest in Planning Application 6 as he knew Members of the Parish Council, who were the objectors.

**124. Item 4a Planning Application 1: MO/2018/1859**

**Erection of three storey HMO building with basement, comprising 6 No. flats with 40 No. bedrooms, communal living space and associated landscaping and parking.**

**Land r/o Grantham House, 11-15, North Street, Leatherhead, Surrey, KT22 7AX.**

The Committee considered the report set out on pages 1 to 24 of the agenda with the further material set out in the addendum and other matters discussed in the meeting.

Members raised concern around parking provision as well as the size of individual rooms but acknowledged the proposal is compliant with current planning policy.

**RESOLVED:** That, subject to completion of a legal agreement by Friday 26<sup>th</sup> April, to ensure the building is used as staff accommodation, permission be **GRANTED** in respect of application no. **MO/2018/1859** subject to the conditions and informatives detailed in the officer's report.

*(NB. Counted vote on the decision of the Committee – 11 for, 4 against, 2 abstentions).*

**125. Item 4a Planning Application 2: MO/2019/0016**

**Erection of 7 No. dwellings with associated parking and landscaping together with alterations to the existing access arrangements following demolition of two existing dwellings.**

**Corner Cottage and Crossways, Leatherhead Road, Bookham, Leatherhead, Surrey, KT23 4PG.**

The Committee considered the report set out on pages 25-48 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The proposed solar panels were discussed and Members queried their effect on nearby properties. Members noted that the solar panels would not affect an adverse effect on the nearby listed properties.

Concern was also raised surrounding the privacy of neighbouring residents in that the plots could overlook gardens.

It was noted that Surrey Highways had no objections to the application however members raised concern that the proposed access points were too close to junctions and vehicles site lines would be affected. The impact on traffic was also raised.

*(NB. Counted vote on the decision of the Committee – 11 for, 4 against, 2 abstentions).*

**RESOLVED:** That permission be **GRANTED** in respect of application no. **MO/2019/0016** subject to the conditions and informatives detailed in the officer's report.

**126. Item 4a Planning Application 3: MO/2018/2014**

**Erection of a new detached 2 bedroom dwelling house.**

**Land adj. to 27 , Greenacres, Bookham, Leatherhead, Surrey, KT23 3NQ.**

The Committee considered the report set out on pages 49-66 of the agenda.

Members were concerned that the proposed development would overlook into the window of a nearby property and Officers referred Members to paragraph 7.36 within the report. It was highlighted that the plot in question designated as an area of free space as stipulated by a

historic planning application. Parking was also highlighted and it was felt the available parking space was insufficient.

*(NB. Counted vote on the decision of the Committee – 11 for, 4 against, 2 abstentions).*

**RESOLVED:** That permission be **GRANTED** in respect of application no. **MO/2018/2014** subject to the conditions and informatives detailed in the officer's report.

**127. Item 4a Planning Application 4: MO/2019/0031**

**Erection of two storey rear extension, 4 No. front dormer windows and 4 No. rear dormer windows to facilitate the creation of habitable accommodation in roof space to create 5 No. additional flats.**

**248, Cobham Road, Fetcham, Leatherhead, Surrey, KT22 9JQ.**

The Committee considered the report set out on pages 67-82 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members queried the type of materials and wanted to see that it was in keeping with the local area. The Committee were advised that the building's brickwork was currently painted white and that there were to use white render which would match the existing colour.

It was asked if all windows would be of the same type. Officer's advised that all windows would be upgraded at the same time. It was then asked if there were any conservation status on Crittall Windows and Members noted that there was no heritage implications on removing them.

*(NB. Counted vote on the decision of the Committee – 18 for, 0 against, 0 abstentions).*

**RESOLVED:** That permission be **GRANTED** in respect of application no. **MO/2019/0031** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

**128. Item 4a Planning Application 5: MO/2018/1691**

**Change of use from residential (C3) to Mix C3 and dog grooming (Sui Generis). The dog grooming activities are restricted to a specific half of the outbuilding.**

**6, The Quarry, Betchworth, Surrey, RH3 7BY**

The Committee considered the report set out on pages 83-92 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 potential noise impact of having three dogs on site at any one time. It was felt that even if supervised, the dogs would still create noise disturbances for neighbours. A motion was therefore proposed and seconded to amend condition 1 to request that the applicant submit a revised management plan to the Council for approval, stipulating a maximum limit of two dogs at any one time.

*(NB. Counted vote on the decision of the Committee on motion – 17 for, 0 against, 1 abstentions.)*

**RESOLVED:** subject to the amended condition below and the submission of a revised management plan as referred to in the officer report, permission be **GRANTED** in respect of application no. **MO/2018/1691** subject to conditions and informatives in the Officer's report and the additional information contained in the addendum.

**Amended conditions:**

- 1) Within one month of planning permission being granted a Management Plan must be submitted to and approved in writing by the Local Planning Authority. The approved details shall be carried out and completed in all respects 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.

And the following informative:

With regards to Condition 1 the Management Plan is expected to state that "In addition to the animal being groomed no more than 1 additional dog owned by the same patron as the animal being groomed (not including dogs owned by the operator) will be held on the premises at any one time. All animals must be suitably crated within the log cabin and no animals at any time shall be left unsupervised. If animals are being held for pick up they may be supervised within the private residence of 6 The Quarry Betchworth".

**129. Item 4a Planning Application 6: TPO/109/2/D**

**Tree Preservation Order**

**Brockham Pond, Middle Street, Brockham, Betchworth, Surrey, RH3 7JT**

The Committee considered the report set out on pages 93-106 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The ownership of the tree was queried and was assumed that Brockham Parish Council may be the owners of the Brockham Pond Area and the trees, on the basis they have taken responsibility for the maintenance of the location. Members noted that only the owner of the tree could object to the Tree Preservation Order (TPO) and that Brockham Parish Council objected to the TPO on the Maple tree but not on the Ash Tree.

Some Members were against the idea of felling the tree and felt that the tree required maintenance and management going forward. It was also highlighted how the Maple tree shielded residents behind it from the traffic opposite. Other Members felt that the tree spoilt the look of the pond area.

*(NB. Counted vote on the decision of the Committee – 12 for, 5 against, 0 abstentions).*

**RESOLVED:** That 'The Brockham Pond' Tree Preservation Order **TPO/109/2/D** be confirmed as recommended and detailed in the officer's report.

**130. Item 4b: Appeal Decisions**

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

Signed:

**Chairman**.....

**Date**.....