

Minutes of the Meeting of the Development Management Committee held at Pippbrook, Dorking on 5 June 2019 from 7.00pm to 10.42pm

Present: Councillors: David Preedy (Chairman), Simon Budd (Vice-Chairman), Roger Adams, Lesley Bushnell, Paul Elderton, Nancy Goodacre, Raj Haque, Tim Loretto, Wayne Monkman, Emma Norman, Keira Vyvyan-Robinson, Tracy Keeley, Richard Moyse, Mary Huggins, Chris Hunt, David Hawksworth and Patricia Wiltshire.

Substitutes: Councillor Charles Yarwood.

5. Minutes

RESOLVED: That the Minutes of the Development Control meeting held on 21 May 2019 were agreed as a correct record and signed by the Chairman.

6. Apologies for Absence

Apologies for absence were received from Councillor Helyn Clack and Simon Edge.

7. Disclosure of Interests

Councillor Charles Yarwood declared:

- A non-pecuniary interest in planning application 1 as he was a member of the previous cabinet which considered the proposals and therefore decided to withdraw from the discussion and vote.

Councillor Patricia Wiltshire declared:

- A non-pecuniary interest in planning application 1 as she was a member of the previous cabinet which considered the proposals.
- A non-pecuniary interest in planning application 3 in that she had heard views from the applicant and objectors.

Councillor Simon Budd declared:

- A non-pecuniary interest in planning application 13 as he had received correspondence from interested parties relating to the application.

Councillor Chris Hunt declared:

- A non-pecuniary interest in planning application 1 as he was a member of the previous cabinet which considered the proposals.
- A non-pecuniary interest in planning application 3 as he was a member of Ashted Residents Association who had made a representation.

Councillor David Hawksworth declared:

- A non-pecuniary interest in planning applications 1 and 2 as he was a member of the previous cabinet which considered the proposals.
- A non-pecuniary interest in planning application 3 as he was a member of Ashted Residents Association.

Councillor Paul Elderton declared:

- A non-pecuniary interest in planning applications 1, 3 and 6 as he was chairman of the Mole Valley Access Group who had made representations.
- A non-pecuniary interest in planning application 3 as he was a Member of Woodland Trust.

Councillor Nancy Goodacre declared:

- A non-pecuniary interest in planning application 3 as she was a member of Woodland Trust.

Councillor Keira Vyvyan-Robinson declared:

- A non-pecuniary interest in planning applications 1, 3 and 5 as she had received emails from interested parties.

Councillor Tim Loretto declared:

- A non-pecuniary interest in planning application 5 as he met with item some of the objectors.

Councillor Raj Haque

- A pecuniary interest in planning application 1 as he owned a similar business to what was being proposed and therefore decided to withdraw from the discussion and vote.

Councillor David Preedy declared:

- A non-pecuniary interest in planning application 3 as he contributed to Headley Parish Council's submission.
- A non-pecuniary interest in planning application 4 as he was a member of Tyrrells Wood Golf Club which was located adjacent to the location in the application.

8. Item 4a Planning Application 1: MO/2018/1983

Outline application for the consideration of access, layout and scale in respect of the demolition of the existing buildings and erection of a new building to provide retail floor space (Use Class A3) and community floor space (Use Class D1) at ground floor and 40 No. residential units (Use Class C3) at upper floor levels along with associated public realm improvements, servicing, residential car parking spaces and reconfiguration of existing public pay and display car parks.

Claire House and James House, Bridge Street, Leatherhead, Surrey, KT22 8BZ.

The Committee heard representations from Mr Simon Milliken (Milliken & Co on behalf of Shepherd Neame Ltd), representing local residents as an objector, Ms Caroline Brown, representing Leatherhead Residents Association and Ms Jennifer Turner speaking on behalf of the applicant.

The Committee considered the report set out on pages 1 to 52 of the agenda with the further material set out in the addendum and other matters discussed in the meeting.

Members raised concern at the size of the building and how it could affect the nearby listed building and heard how this had been taken into account and that the scheme had been reduced to reflect those concerns.

The committee emphasised the need for investment into high streets and town centres. It was felt that many of the nearby office buildings would make use of the ground floor café, as well as make positive use of the riverside area. Members queried the opening and closing times of the proposed café. The Planning Officer advised the condition was suggested by the Environmental Health Officer due to the close proximity of residents.

Attention was given to the current situation regarding housing the land supply and the 'tilted balance' which weighs in favour of efficient use of the land available for housing. The inclusion of affordable housing within the town was viewed as a positive. Parking spaces was also discussed. Some Members felt a lack of parking provision was proposed whilst others felt that the amount of spaces proposed was sufficient and that it encouraged the use of public transport. Members also praised the inclusion of additional cycle storage.

Members gave some concern to the close proximity of the riverside and busy road and questioned whether the site was suitable for families with children.

A motion was proposed to refuse the application on the basis of CS14 (Mole Valley Core Strategy) and ENV23 and MOV Parking Standards. The motion was not seconded.

Conditions 27 and 28 of the report be amended to refer to Use Class D1 not D2 and amend condition 28 to include maintenance of a noise mitigation scheme in perpetuity. Grampian condition requiring parking on the former tennis court pre commencement.

A motion was proposed and seconded to grant the application subject to the change to conditions 27 and 28 as well as conditions in the report and in the addendum.

(NB. Counted vote on the decision of the Committee – 12 for, 2 against, 2 abstentions).

RESOLVED: That subject to the amended condition below, permission be **GRANTED** in respect of application no. **MO/2018/1983** subject to conditions and informatives in the Officer's report and the additional information contained in the addendum.

Amended conditions

- 27) The hours of operation of the D1 community use hereby approved shall be 07:30 hours to 23:00 hours Monday to Sunday**

Reason: Reason: To protect the amenity of the local area and ensure a satisfactory environment for occupiers of adjoining properties accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

- 28) Prior to commencement of above ground work (excluding demolition) of the development hereby permitted a Scheme of noise assessment mitigation and validation monitoring of the D1 community use and restaurant hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. A suitably qualified independent person must undertake all work and the scheme must derive details of insulation and a system of amplified noise control that shall ensure that operational noise levels from the commercial use do not exceed NR25 within potentially adversely affected residential or other noise sensitive locations. The activities to be considered shall include the holding functions and the playing of amplified music within the development. The scheme must include details of**

- a) Details of the work to be undertaken including provision of lobby doors at each entrance to mitigate noise break out.**
b) at least 3 validation visits to monitor compliance and quality of the mitigation work

- c) key stages where photographic evidence will be provided to document the work and
- d) a post completion noise test prior to commencement of operations
- e) The maximum noise level at which music shall be played in the premises.

Details of the completed post construction validation shall be submitted to and approved in writing by the Local Planning Authority and hereafter complied with.

Reason: To protect the amenity of the local area and ensure a satisfactory environment for occupiers of adjoining properties accordance with Mole Valley Local Plan policy ENV22 and policy CS14 of the Mole Valley Core Strategy.

9. Item 4a Planning Application 2: MO/2019/0222

Change of use of the existing tennis courts to a temporary public car park to provide 64 spaces with associated access for a period of 3 years.

Former Tennis Courts, Fetcham Grove, Guildford Road, Fetcham, Surrey

The Committee considered the report set out on pages 53-64 of the agenda with the further material set out in the addendum and other matters discussed in the meeting.

Members asked if the tennis courts were in flood plain and were advised that the area was included within flood zone 2 and 3. Furthermore, the Environment Agency had considered the information provided and concluded that there would be no additional flooding. Members noted that the changes to the surface would be minimal to ensure that the car park could revert to tennis courts at a later date.

Members felt that additional parking was required due to a lack of parking in Leatherhead and also taking into account the decision to approve application MO/2018/1983. Members also alluded to a risk of flooding and suggested the installation of signage to advise owners that their vehicle was left at their own risk.

A motion was proposed and seconded to approve the proposals as per the officers recommendation.

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

RESOLVED: Permission be **GRANTED** in respect of application no. **MO/2019/0222** subject to conditions and informatives in the Officer's report and the additional information contained in the addendum.

10. Item 4a Planning Application 3: MO/2018/0004

Joint hybrid application for the creation of permanent car park, overflow car park, cycle parking, new access to Headley Road, gates, height restrictor, ticket machine, CCTV, hard surfaced paths, multi-user paths and memorial area, including sculptures (Full Application). Erection of visitors' centre and play space, including play equipment, (Outline Application) and associated infrastructure for use in relation to Langley Vale Wood – Centenary Woodland for England. (Part of application site in Mole Valley District Council area).

Land at Langley Vale, South of Downs Road and East of Headley Road, Headley, Epsom, Surrey, KT18 6DL.

The Committee heard representations from the agent, Mr Michael Hendry of PlanSurv Ltd and the applicant, Ms Carol Honeybun-Kelly of Woodland Trust. The Committee then considered the report set out on pages 65-144 of the agenda.

It was asked if there were any other car park sites that were looked at and officers advised that a detailed report had been carried out which identified several sites. The report explained why this particular site had been chosen on the basis of visual impact, landscape and highway safety matters. Members noted that the Woodland Trust put forward Heartwood Forest for the County Highway Authority to assess traffic movement over the course of the Easter weekend. This site was put forward as it was the largest site that the Woodland Trust managed. This data was used to predict the likely vehicle movements for the proposed development at Langley Wood.

Members queried the number of car parking spaces at the proposed development and asked how often the additional 100 spaces would be used. Officers advised Members that 70 spaces would be permanent, and that there would be an additional 100 spaces used for an overflow car park for special events. Furthermore, the electrical charging points would be installed in the permanent car park only.

The Committee felt that signage would be required for vehicles leaving the car park, particularly on special event days, towards the same route used for the Epsom Derby. It was also felt that vehicles should be sign posted towards wider roads as there were many narrow lanes nearby. Members noted that the majority of traffic using the car park would be in off-peak hours. Officers informed the Committee that the Planning Authority could not impose signage outside of the site considered within the application, however it could include an informative encouraging the applicant to engage with the County Highway Authority regarding the installation of temporary directional signage for construction vehicles.

The Committee asked for more emphasis on promoting cycling and officers advised that the proposal would increase the accessibility of the site for cyclists.

It was requested that if approved, the wording of condition 8G be changed to from "avoiding" to "not permitted". It was also requested that the car park gate be locked overnight.

A deferral of the application was suggested to allow for more information behind the usage of the car park which was not supported by other members of the committee.

A motion was then proposed and seconded to approve the application subject to increasing the number available electrical car charging points to a minimum of 14 as well as installing signage within the car park, directing vehicles towards the M25, away from smaller/narrow roads.

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

That subject to the amended conditions below, permission be **GRANTED** in respect of application no. **MO/2018/0004** subject to conditions and informatives in the Officer's report and the additional information contained in the addendum.

Amended Conditions

10. The car park hereby approved shall not be opened until at least 14 of the available parking spaces are provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply) in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In recognition of Section 9 "Promoting Sustainable Transport" in the National Planning Policy Framework 2019.

26. Prior to the opening of the permanent and overflow car parks hereby approved, details of the number, size and position of signs to be erected within the site shall be submitted to and approved in writing by the Local Planning Authority. The signs should advise drivers of preferred traffic routes to be taken when leaving the site, avoiding the narrow lanes to the South of the site and on the southern side of Ashtead. Details shall include the wording of the routing information to be incorporated within the signage. The approved signage scheme shall be implemented prior to the opening of the permanent and overflow car parks and retained thereafter.

Reason: To limit the amount of visitor traffic travelling towards the A24 and M25 via the lanes on the southern side of Ashtead and in the interests of ensuring a free flow of traffic on the surrounding road network, in line with the requirements of Local Plan policy MOV2 and Core Strategy policy MOV18.

11. Item 4a Planning Application 4: MO/2019/0484

Construction of chalk sculpture in the form of a Spitfire to the South east of the entrance to Beaverbrook, Reigate Road, Leatherhead.

Cherkley Court, Reigate Road, Leatherhead, Surrey, KT22 8QX

The Committee considered the report set out on pages 145-154 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

It was felt by some Members that the Spitfire represented the logo of the Beaverbrook Estate, and would therefore be used as a means for advertisement. The Principal Conservation Officer told Members the idea of the Spitfire was suggested by the Beaverbrook Estate due to the association of Lord Beaverbrook and the production of Spitfires. Members were advised that the Spitfire was viewed by Officers as public art and that any means of advertising would require an application for advertisement consent.

Members voiced their concern regarding the siting of the Spitfire and felt that as a public work of art, it would be better situated on public land. Furthermore, Members raised safety concerns around driver distraction and felt that the sculpture would be difficult to see from the road. It was also suggested that the application would adversely affect biodiversity as the Spitfire would be situated on chalk grassland.

A motion was proposed and seconded to refuse the application on the basis that the proposals would adversely affect the openness of the greenbelt and that it would have an adverse impact on biodiversity.

(NB. Counted vote on the decision of the Committee – 5 for, 10 against, 2 abstentions).

A motion was then proposed and seconded to approve the proposals as per the officer's recommendation.

(NB. Counted vote on the decision of the Committee – 10 for, 6 against, 1 abstentions).

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0484** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

12. Item 4a Planning Application 5: MO/2019/0236

Demolition of the existing dwelling and erection of two pairs of semi-detached properties with associated parking and landscaping.

11, Upper Rose Hill, Dorking, Surrey, RH4 2EB

The Committee heard representations from Ms Patricia Reeves as an objector on behalf of local residents, and the agent, Ms Beverley Tourle of Maven Plan Ltd. The Committee then considered the report set out on pages 155-186 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members noted that the new properties were smaller than the previously refused scheme, relative to the increased size of the plot. Attention was given to distance between the properties as well as the current situation regarding housing the land supply and the 'tilted balance' which weighs in favour of the application. Furthermore, Members highlighted other properties in the nearby area which are sited relatively close together.

A motion was then proposed and seconded to approve the proposals as per the officer's recommendation.

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

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0236** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

13. Item 4a Planning Application 6: MO/2019/0032

Reinstatement of original shop front, internal alterations to ground floor, and conversion of first floor to create 4 No. 1 bed flats and 2 No. studio flats, with existing parking retained for the ground floor commercial unit.

6, Bridge Street, Leatherhead, Surrey, KT22 8BZ

The Committee considered the report set out on pages 187-204 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Width of road – would you see the ugly looking block behind the road itself? Set back.

Concern is safety of cars coming out from the undercroft – not necessarily them being able to see – more vehicle on the main road seeing them coming. Felt that the shop front should stay as it is.

Condition 8 – construction of transport management plan – storage of plant and materials – transport management plan, talking about storage? Is that a construction management plan or a construction transport management plan? It means: Where would you store the plant and materials so that we know that the transport works. So that it all runs smoothly.

Minded to approve on basis on need for housing.

A motion was then proposed and seconded to approve the proposals as per the officers recommendation.

(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/2019/0032** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

14. Item 4a Planning Application 7: MO/2018/1781

Demolition of outbuildings and erection of 3 No. dwellings together with landscaping and other associated works.

Hookwood House Reigate Road, Hookwood, Horley, Surrey, RH6 0HU

The Committee considered the report set out on pages 205-222 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members noted that the view from Hookwood House would be improved as a result of the proposals.

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2018/1781** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

15. Item 4a Planning Application 8: MO/2019/0122

Application for outline planning permission with all matters reserved, for erection of 1 No. new dwelling following removal of existing double garage.

48A, Harriotts Lane, Ashtead, Surrey, KT21 2QB

The Committee considered the report set out on pages 223-236 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The construction management plan was discussed and Members highlighted that the location was on a route used regularly by school children. If approved, the Committee requested an information to prevent construction work between the hours of 8am to 8.45am and 3pm to 3.45pm, Monday-Friday.

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0122** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum as well as an additional informative advising the applicant the Construction Traffic Management Plan must avoid between 08:00 – 08:45am and 15:00 – 15:45 pm.

16. Item 4a Planning Application 9: 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

The Committee considered the report set out on pages 237-252 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members discussed the boundary and character of the of the area whilst considering the application.

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.

17. Item 4a Planning Application 10: MO/2019/0290

Variation of Condition 2 of approved Planning Permission MO/2016/1934 for the erection of 10 No. flats following removal of existing buildings, to allow changes to bin store, windows, rooflights, canopy and addition of parapet walls.

80a, 86 and 88 Woodfield Lane, Ashtead, Surrey, KT21 2BS

The Committee considered the report set out on pages 253-266 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

Members felt that the proposals were an improvement on the previous application.

RESOLVED: That permission be **GRANTED** in respect of application no. **MO/2019/0290** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

Following the conclusion of this item, the meeting had exceeded 10.30pm and the Committee voted and agreed in line with Standing Order 14.2 to continue the meeting.

18. Item 4a Planning Application 11: MO/2018/2153

Reinstatement of remnants of outbuildings Building 5 (Potting shed) and Buildings 11 and 12 (Gardeners shed).

Land at the Firs, Pixham Lane, Dorking, Surrey, RH4 1PH

The Committee considered the report set out on pages 267-277 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** in respect of application no. **MO/2018/2153** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

19. Item 4a Planning Application 12: MO/2019/0312

Retrospective application for the retention of a rear extension, raised decking to the rear and side of the property and entrance gates of Rookery Drive.

Mill House, Rookery Drive, Westcott, Dorking, Surrey, RH4 3LQ

The Committee considered the report set out on pages 277-292 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** in respect of application no. **MO/2019/0312** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

20. Item 4a Planning Application 13: MO/2019/0270

Conversion of garage between centre tower and south tower to a 2 bedroom dwelling.

Buckland Court Stables, Reigate Road, Buckland, Surrey

The Committee considered the report set out on pages 293-306 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** in respect of application no. **MO/2019/0270** subject to the conditions and informatives detailed in the officer's report and the additional information contained in the addendum.

Signed:

Chairman.....

Date.....