

# Minutes of the Meeting of the Development Control Committee held at Pippbrook, Dorking on 1 November 2017 from 7.00pm to 10.39pm and 8 November 2017 from 7.00pm to 8.04pm

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**1 November 2017 - Present** : Councillors : Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Stephen Cooksey (substitute for Clayton Wellman), Mary Cooper, Joe Crome, Rosemary Dickson, James Friend, David Hawksworth, Raj Haque, Mary Huggins, Howard Jones, Malcom Ladell, Tim Loretto, John Muggeridge, Jatin Patel, Peter Stanyard.

**8 November 2017 - Present** : Councillors : Chris Hunt (Chairman), Margaret Cooksey (Vice Chairman), Stephen Cooksey (substitute for Clayton Wellman), Rosemary Dickson, David Hawksworth, Raj Haque, Mary Huggins, Tim Loretto, John Muggeridge, Jatin Patel, Peter Stanyard.

## 78. Minutes

**RESOLVED:** That the Minutes of the Development Control meeting held on 4 October 2017 be approved as a correct record and signed by the Chairman.

## 79. Apologies for Absence

Apologies for absence were received for 1 November 2017 meeting from Councillors: Duncan Irvine, Claire Malcolmson, and Clayton Wellman.

Apologies for absence were received for 8 November 2017 meeting from Councillors: Mary Cooper, Joe Crome, James Friend, Howard Jones, Malcom Ladell, Claire Malcolmson and Clayton Wellman.

## 80. Disclosure of Interests

All Councillors declared:

- a non pecuniary interest in item 5 as Mrs Jean Pearson, a speaker from Leigh Parish Council, was known to a majority of the Committee Members.

Councillor Margaret Cooksey declared:

- a non pecuniary interest in item 1 and 5 as a member of the Dorking and District Preservation Society.
- a non pecuniary interest in item 9 as a member of the National Trust.
- a non pecuniary interest in item 1 as she knew objectors to the application and had visited the site.

Councillor Stephen Cooksey declared:

- a non pecuniary interest in item 1 and 5 as a member of the Dorking and District Preservation Society.
- a non pecuniary interest in item 9 as a member of the National Trust.
- a non pecuniary interest in item 1 as he knew objectors to the application.
- A non pecuniary interest in item 11 as a Surrey County Council Councillor and advised that he would not comment or vote on this item.

Councillor Raj Haque declared:

- a non pecuniary interest in item 7 as he had received correspondence relating to the application.

Councillor Chris Hunt declared:

- a non pecuniary interest in item 9 as a member of the National Trust.

Councillor Howard Jones declared:

- a non pecuniary interest in item 10 as he had previously been the Executive Member for Economic Development and the Meadowbank plans were part of his portfolio.

Councillor Malcolm Ladell declared:

- a non pecuniary interest in item 3 as he has a relative employed at the application site.

Councillor Tim Loretto declared:

- a non pecuniary interest in item 1 as he knew objectors to the application.

#### 81. **Item 1: Application MO/2016/1908**

**Erect 26 no. dwellings with associated access, parking and landscaping, following removal of existing buildings.**

**Clears Yard, Vincent Walk, Dorking RH4 2HA**

Speakers:       **Representing Local Residents - OBJECTOR**  
                      Mr Tony Humphries  
  
                      **Agent - SUPPORT**  
                      Mr Sam Stackhouse of Montagu Evens LLP

The Committee considered the report set out on pages 1 to 34 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Concerns discussed included:

- the loss of commercial and employment land in the town centre of Dorking where employment sites are needed for local workers
- overdevelopment of the site leading to a cramped appearance
- the lack of parking spaces for each dwelling, considering that many occupiers may have two or more cars and the proposal is for one per dwelling, which could lead to a considerable impact on the already overcrowded surrounding roads
- accessibility for delivery and emergency vehicles was considered to be somewhat limited, with special concerns being raised with the height of the entrance from Arundel Road into the inner courtyard restricting vehicle access, and once in the courtyard, the ability of vehicles to turn around and leave in forward gear
- the impact on existing dwellings with regard to overbearing impact created by the rear elevation wall of the proposed dwellings

A motion to refuse the application under policies DT11, E2, ENV22, ENV23, ENV24, MOV2 and CS4 was proposed and seconded.

**RESOLVED:** That permission in respect of application MO/2016/1908 be **REFUSED** for the following reasons:

- 1) loss of employment land contrary to Policies DT11 and E2;
- 2) cramped overdevelopment, unneighbourly contrary to Planning Policies ENV22, ENV23 and ENV24;
- 3) access and parking manoeuvrability contrary to Policy MOV2;
- 4) inadequate affordable housing contrary to Policy CS4.

*(N.B. Counted vote on the decision of the Committee – 9 = For, 4 = Against , 3 = Abstentions)*

**82. Item 2: Application MO/2016/2026**

**Outline planning application, with all matters reserved, to erect 4 no. houses with access from Hillside Close and 1 no. house with access from The Borough following the removal of existing structures, large concrete filter beds and contaminated materials associated with the sewage farm.**

**Former Sewage Works, The Borough, Brockham, Betchworth RH3 7NB**

Speakers:       **Representing Local Residents - OBJECTOR**  
Mr Algar

**Representing Local Residents - SUPPORTER**  
Ms Karen Gargani

**Applicant**  
Mr Martin Smith

The Committee considered the report set out on pages 35 to 49 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues discussed included:

- the possible harm to the openness of the Green Belt and the special circumstances that may support the application
- the impact of the proposal on the site with regard to appearance and wildlife habitats
- as the site was in flood zone 2 - how would the new dwellings impact upon the flooding that has been experienced in the area in the recent past. Members were informed that a detailed application would have to address this issue
- some Members felt that the principle of the development of an industrial site in the Green Belt was more acceptable as the previous use could not be returned to agriculture
- the impact of the proposed dwellings on the associated barn – which needed to be removed and rebuilt at the cost of the users – Brockham Bonfire Association – who supported the application. Members felt this could be considered a community asset and should be retained

A motion to permit the application on the grounds that the application was on an industrial site, contrary to the officer's recommendation to refuse was proposed and seconded. The motion was lost.

**RESOLVED:** That permission be **REFUSED** in respect of application no. MO/2016/2026.

*(N.B. Counted vote on the decision of the Committee – 11 = For, 3 = Against , 2 = Abstentions)*

**83. Item 3: Application MO/2017/1439**

**Erection of 2 no. dwellings, removal of existing outbuildings and re-organisation of car park.**

**The Seven Stars, Bunce Common Road, Leigh, Reigate RH2 8NP**

Speakers: **Representing Local Residents - OBJECTOR**  
Mr Paul Phillips

**Representing Local Residents - SUPPORTER**  
Ms Adria Kinloch of Leigh Parish Council

**Applicant**  
Mr Neal Thompson of Robinson Escott

The Committee considered the report set out on pages 50 to 63 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues included:

- how the proposed dwellings would affect the close-by listed building and whether a precedent had been set by the Committee on previous applications that were refused for being too close to a listed building
- how the existing local flooding problems may affect the proposed dwellings and the knock-on affect of the proposal on the surrounding properties
- what would be the affect of the water runoff from the proposed dwellings to the nearest watercourse and whether this would cause more flooding in the immediate area
- Members were concerned that the sewer arrangements for the proposed dwellings had not been examined in detail, particularly in-light of the local flooding problems.
- whether the local food forum had been consulted as they will have a detailed understanding of the flooding in the locality. Members muted a deferral to consult the forum

**RESOLVED:** That the application submitted under MO/2017/1439 be **DEFERRED** in order to consult the Local Flood Forum.

*(N.B. Counted vote on the decision of the Committee – 14 = For, 0 = Against , 1 = Abstentions)*

**84. Item 5: Application MO/2017/1220**

**Conversion, extension and partial reconstruction of The Pilgrim Public House to create 6 no. apartments / maisonettes, and the erection of 4 no. mews houses within the grounds.**

**The Pilgrim, Station Road, Dorking RH4 1HF**

Speakers: **Representing Local Residents - OBJECTOR**  
Mr Lawrence Simmons

**Representing Local Residents - SUPPORTER**  
Mrs Jean Pearson of Leigh Parish Council

**Applicant**  
Mr Richard Sloman of Nye Saunders

The Committee considered the report set out on pages 96 to 117 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues included:

- Members felt that the proposed access from Ranmore Road onto the site was difficult for drivers, with regard to width and visibility splays and dangerous for pedestrians as they could not be seen by drivers.

- the width of the access was questioned as this appeared to Members to be too small for vehicles to pass, even after the proposed removal of the existing grassed borders,
- some Members felt the vehicle access to the site would be safer from Station Road for both vehicles and pedestrians. This was the current access point to the site, however Station Road is a private road and not a public highway.

Following discussions a motion to refuse the application on the grounds of the proposed vehicle access being seen as unusable, was changed to deferment to allow re-consultation with Surrey County Council Highways on the access issues.

**RESOLVED:** That the application submitted under MO/2017/1220 be **DEFERRED** in order to seek alternative access arrangements for the site.

**85. Item 8: Application MO/2017/1055**

**Conversion of barn to create 1 no. dwelling.**

**Mynthurst Farm, Smalls Hill Road, Leigh, Reigate RH2 8QE**

The Committee considered the report set out on pages 140 to 155 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/2017/1055, subject to the conditions detailed in the report.

*(N.B. Counted vote on the decision of the Committee – 9 = For, 0 = Against, 5 = Abstentions)*

**86. Duration of Meeting**

In accordance with Standing Order 14.3 it was agreed that the meeting would stand adjourned until 8 November 2017 at 7.00pm

**RESOLVED:** That the meeting stand adjourned until 8 November 2017 at 7.00pm.

**The following items of business were considered at the reconvened meeting on Wednesday 8 November 2017.**

**87. Item 4: Application MO/2017/0803**

**Extension of traveler site to provide four additional pitches, including two new utility blocks to provide a total of six pitches with no more than six touring caravans and associated hard standing.**

**Riverdale Paddocks, Capel Road, Rusper RH12 4PZ**

The Committee considered the report set out on pages 64 to 95 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Concerns were voiced regarding the appropriateness of the 'urban looking' wooden boundary fencing around the site, and whether this required the benefit of Planning permission. Members asked that this be investigated by Planning officers

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/0803, subject to the conditions detailed in the report, and the additional conditions in the addendum set out below:

Additional Conditions:

9. Notwithstanding any details on the 'proposed site layout', sight splays from the access of 2.4m by 81m to the east and 2.4m by 142m to the west shall at all times be kept clear of any obstruction greater than 1m in height above the carriageway as they cross land within the application site.
10. There shall at all times be provision on site for vehicles to enter and leave the site in forward gear.

Reason: To reduce the risk to road users near the site.

*(N.B. Counted vote on the decision of the Committee – 9 = For, 0 = Against, 2 = Abstentions)*

**88. Item 6: Application MO/2017/1499**

**Remove boundary wall, carry out compensatory landscaping and new planting, and create new field access.**

**Land between 54 and 69 Randalls Road, Leatherhead KT22 0AD**

The Committee considered the report set out on pages 118 to 127 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues included whether the proposed non indigenous trees are appropriate to the site and the possible impact on the surrounding countryside of the proposed trees with regards to views and wildlife habitats. Members requested that Planning officers review the proposed trees with the applicant to ensure indigenous species are planted.

A motion to adjust the tree planting scheme to indigenous only was proposed and won.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1499, subject to the conditions detailed in the report, the following additional conditions:

Additional Conditions:

5. The recommended actions set out in Section 4 of the Preliminary Ecological Appraisal Report by EAS Ltd dated June 2017 including the biodiversity compensation and enhancements detailed in sub-sections 4.2 and 4.3 together with the recommended actions in Table 7 of Arbtech's Bat Report dated 18 August 2017 shall be carried out in full as part of the development.

Reason: To respect the ecology of the site and to satisfy policy ENV15 of the Local Plan and policy CS15 of the Core Strategy.

6. The landscaping scheme indicated on the approved plans shall be carried out in the first planting season after commencement of the development, and shall be maintained for a period of 10 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 and in accordance with Mole Valley Local Plan policy ENV22 and with policies CS14 and CS15 of the Mole Valley Core Strategy.

*(N.B. Counted vote on the decision of the Committee – 7 = For, 0 = Against, 4 = Abstentions)*

**89. Item 7: Application MO/2017/1268**

**Erection of 1 no. detached dwelling with attached garage and one pair of semi-detached dwellings with integral garages following demolition of existing bungalow. Retention of existing crossover and formation of 2 no. new crossovers onto Highland Road.**

## **Glenwood, 54 Highlands Road, Leatherhead KT22 8NJ**

The Committee considered the report set out on pages 128 to 139 of the agenda together with the further material set out in the addendum and other matters discussed at the meeting.

The Members debated the application. Issues included whether the on site lime tree should be removed as proposed. Members felt the tree should be protected and felt a Tree Preservation Order would be appropriate to preserve the existing views of the site from the surrounding area. A motion to protect the existing Lime tree by placing a Tree Preservation Order (TPO) was won.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1268, subject to the conditions detailed in the report, the granting of a TPO on the existing Lime Tree and the following additional condition:

### Additional Condition

13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development

Reason: The above condition is required in order that the development should not prejudice highway safety not cause inconvenience to other highway users, in accordance with the National Planning Policy Framework and policies MOV2 and MOV5 of the Mole Valley Local Plan.

*(N.B. Counted vote on the decision of the Committee – 10 = For, 1 = Against , 0 = Abstentions)*

## **90. Item 9: Application MO/2017/1497**

**Erection of single storey rear / side extension.**

**Flat 1, Laburnum Cottage, Horsham Road, South Holmwood, Dorking RH5 4NE**

The Committee considered the report set out on pages 156 to 161 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/2017/1497, subject to the conditions detailed in the report.

## **91. Item 10: Application MO/2017/1622**

**Erect a kiosk between the two turnstiles at entrance.**

**Dorking Football Club, Meadowbank, Mill Lane, Dorking RH4 1DX**

The Committee considered the report set out on pages 162 to 168 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** That permission be **GRANTED** in respect of application no. MO/2017/1622, subject to the conditions detailed in the report.

92. **Item 11: Application MO/2017/1432** (Surrey County Council (SCC) application for Consultation purposes only).

Extraction of clay from an area of 43.2 hectares (ha) with restoration to agricultural grassland, lakes, woodland and grassland; together with the construction of a tile factory with a chimney, and the permanent diversion of footpath 89: and on a site of 113ha with an end date of 30 April 2082.

**Land at Ewhurst (Smokejacks) Brickworks, Horsham Road, Walliswood, Dorking RH5 5QH**

The Committee considered the report set out on pages 169 to 175 of the agenda together with other matters discussed at the meeting.

**RESOLVED:** that **NO OBJECTION** be submitted to the consultation by Surrey County Council in respect of application no. MO/2017/1432.

*(N.B. Counted vote on the decision of the Committee – 7 = For, 0 = Against , 3 = Abstentions.  
Councillor Stephen Cooksey withdraw from the vote as he is a SCC Councillor)*

93. **Appeal Decisions**

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

Signed:

**Chairman**.....

**Date**.....